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GENERAL PLAN

CITY OF MONTE SERENO

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City of Monte Sereno
18041 Saratoga-Los Gatos Road
Monte Sereno, California 95030

June 1, 1982

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1993-1994

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GENERAL PLAN FOR CITY OF MONTE SERENO

MONTE SERENO, CALIFORNIA

City Council of the City of Monte Sereno:

We, the undersigned Mayor and City Clerk of the City of Monte Sereno, respectively, do hereby certify that the City Council of the City of Monte Sereno did on the 18th day of May, 1982, and pursuant to Article 6 of Chapter 3 of Title 7 of the Government Code of California (commencing with Section 65350), did hold a Public Hearing, notice of which was published in the manner provided in Resolution No. 764 of the City Council of the City of Monte Sereno, concerning the "General Plan for Monte Sereno", dated the 4th day of May, 1982; and

We hereby further certify that the City Council of the City of Monte Sereno did by Resolution No. 768 adopt the "General Plan for Monte Sereno", dated the 1st day of June, 1982, at a regular meeting held on the 1st day of June, 1982.

John F. Fitch
Mayor,
City of Monte Sereno

John F. Fitch
City Clerk,
City of Monte Sereno

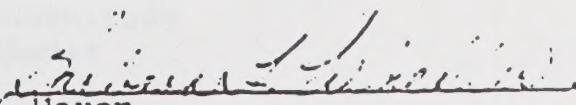
GENERAL PLAN FOR CITY OF MONTE SERENO

MONTE SERENO, CALIFORNIA

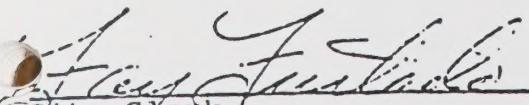
City Council sitting as the Planning
Commission of the City of Monte Sereno:

We, the undersigned Mayor and City Clerk of the City of Monte Sereno, respectively, do hereby certify that the City Council sitting as the Planning Commission of the City of Monte Sereno did on the 11th day of May, 1982, and pursuant to Article 6 of Chapter 3 of Title 7 of the Government Code of California (commencing with Section 65350), did hold a Public Hearing, notice of which was published in the manner provided in Resolution No. 764 of the City Council sitting as the Planning Commission of the City of Monte Sereno, concerning the "General Plan for Monte Sereno", dated the 4th day of May, 1982; and

We hereby certify that the City Council sitting as the Planning Commission of the City of Monte Sereno did by adoption of a minute order on the 11th day of May, 1982, recommend to the City Council of the City of Monte Sereno, the adoption of said General Plan as submitted to the City Council sitting as the Planning Commission of the City of Monte Sereno.



Mayor,
City of Monte Sereno



City Clerk,
City of Monte Sereno

ACKNOWLEDGEMENTS

City Council

Barbara F. Winckler, Mayor
James P. Burgard, Vice Mayor
John F. Foley, Councilmember
John J. Cody, Councilmember
William C. Short, Councilmember

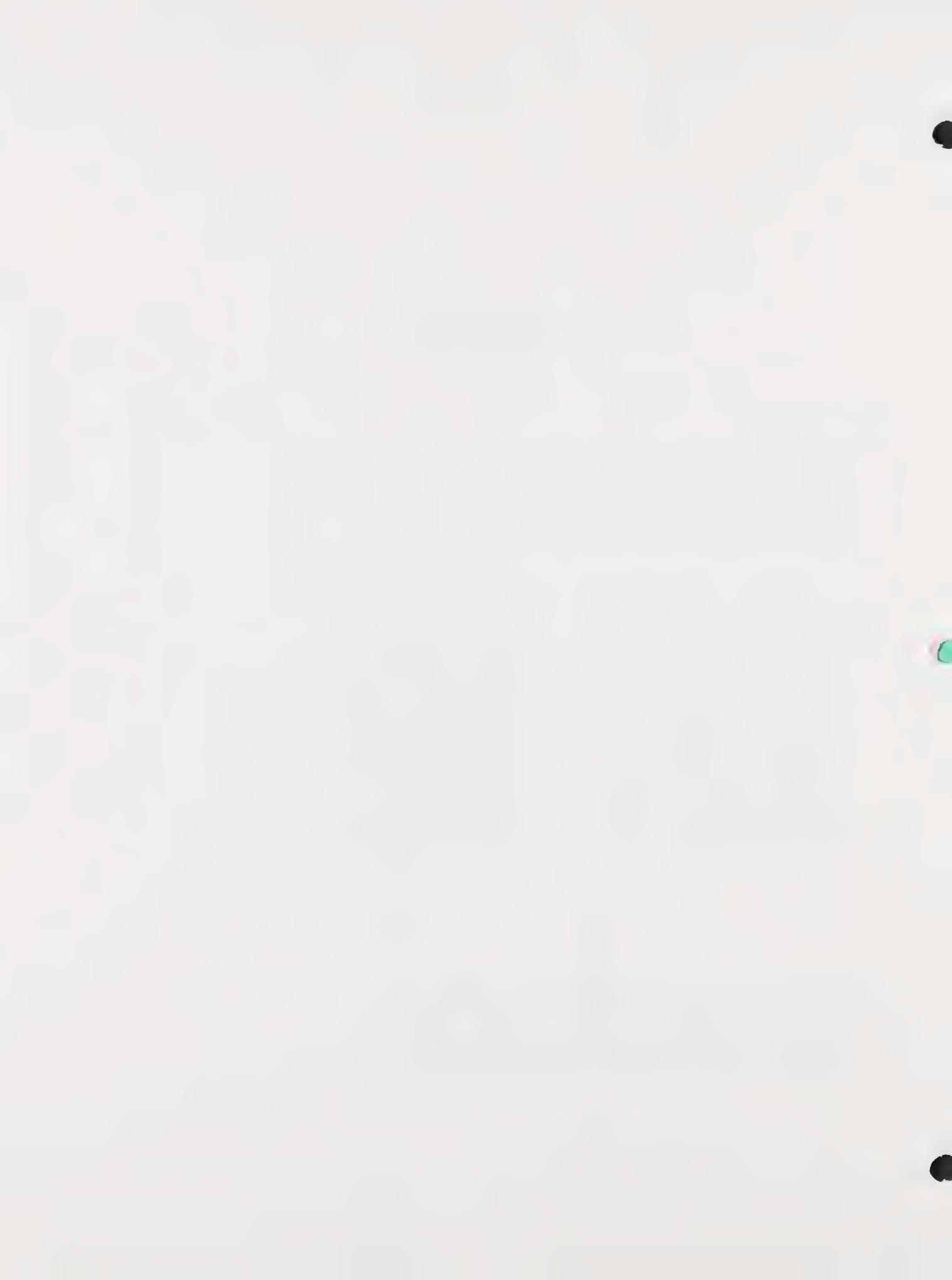
1980 Citizens Committee

Dorothea Bamford
Sue Bruntz
Phyllis Carty
Harvey Diesner
Kay & John Eshelmann
Richard Frisbie
Thomas Gleason
Cathy & Terry Graff
Nancy Hobbs
Dr. William Knudsen
Donald McNeil

Larry Menard
Ron O'Neil
Timothy O'Reilly
Beverly & Donald Purkey
Shirley Randolph
Mary Riley
Charles Splaine
Tom & Theresia Sawyer
Ed Steffani
Richard Willits
Dick Bishoff

Data Research and Environmental Assessment

Burton L. Olmsted, Research Consultant
Ruth & Going, Planning Consultants



June 1, 1982

CITY OF MONTE SERENO
1982 GENERAL PLAN

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U.S.H.U.D. F.I.A. Flood Zone Study
and Map, dated July 1978

Seismic/Geologic Hazards

Santa Clara County Geologic Hazards,
March 1978, Sheets 126 and 139

Fire Hazards

Santa Clara County Hazardous Fire
Area, Jan 1977, Sheets 126 & 139

Noise Hazards

Noise Contour Map, CalTrans, State
Rte 9, 1974, including 1995
projections

Noise Contour Map, City of Campbell,
Winchester Blvd., 1975

MONTE SERENO GENERAL PLAN: 1982

INTRODUCTION

This General Plan of 1982 for the City of Monte Sereno responds to the planning needs of the City and to the applicable requirements of the Government Code of the State of California. It is based upon the work and findings of a citizens committee (Report dated June, 1980) a review of relevant data collected during 1981, an environmental assessment, alternatives analysis, public comment accomplished in the first five months of 1982 and a subsequent decision-making process by the City Council.

This document is made up of three major sections: (1) The plan text; (2) data and background, including documents by reference; and (3) maps. This format was chosen so the text could be as pertinent, brief and therefore as useful as possible. Readers interested in specifics, data and detailed explanation are encouraged to refer to appropriate source documents.

The text format concentrates on current and future issues with its purpose to provide context and direction for day-to-day operation of the City.

The planning period is both near term and long term. A review of the plan in 1984 and at least every four years thereafter is envisioned.

CITY OF MONTE SERENO

1982 GENERAL PLAN

City Goals

1. Provide and maintain a stable, safe, quality living environment for the residents of the City.
2. Preserve the rural appearance of the environment by reasonable application of zoning regulations.
3. Minimize the cost and influence of government on the residents of the City by providing only those services essential for safety and achievement of the City's goals.

June 1, 1982

HISTORICAL SUMMARY

The area that is now Monte Sereno was, in the early 1900's, a rural agricultural area. The mountain slopes of the southern portion of the City also contained summer homes, recreational properties and a few large estates.

This pattern of land use was not significantly disturbed by the County's adoption of initial zoning regulations in 1942. The distribution of residential densities, in general, followed the slope of the land with the smaller lots to the north and east nearest the valley floor and centers of business, and the larger lots to the south and west near the mountain foothills and San Tomas Aquino Creek.

In those early years, land, in holdings from five to fifty acres, was used by various owners for both places of residence and for fruit-tree farming. Only moderately profitable at best, such land use became economically untenable by the mid-1950's because of rising production costs and declining revenues. The preliminary general plan for Monte Sereno prepared in 1958 and the general plan of 1963 projected the gradual disappearance of these agricultural uses and full development of the City by 1980. This forecast appears to be valid today. At the time of incorporation in 1957, less than half the City was developed. In 1982, less than 10% of the City's potential lots remain undeveloped.

In 1958 and again in 1963 and 1972, the question of alternate land uses was thoroughly discussed. The close proximity of neighborhood business and professional services in adjacent communities - within walking distance for some parts of Monte Sereno - and the location of major regional shopping facilities and industry, disposal sites for liquid and solid wastes, etc. have been and are regarded by the City and its citizens to be adequate. Accordingly, no provision for those purposes has been made.

Unlike most other cities in Santa Clara County, Monte Sereno was not centered on a historical village or crossroad. Consequently, a commercial core never developed in the City, leaving Monte Sereno strictly residential.

An equally important issue in the historical context is the City's objective to minimize taxes by limiting the size of its government. This has been accomplished by providing only minimum services, by avoiding public ownership of land and by providing

most of the services it does provide by contracts or special service districts.

Monte Sereno owns no public parks or facilities other than its City Office. Fire protection is provided by the Central Fire District and police service is contracted to the Santa Clara County Sheriff's Department. Monte Sereno's tax rate at the time of passage of Proposition 13 was \$.05/100 of assessed valuation.

Monte Sereno's previous General Plan was adopted in 1972. Like the General Plans of 1958 and 1963, the 1972 plan emphasizes preservation of open space and semi-rural residential qualities. Monte Sereno's plan has been and remains consistent with regional and state policies and objectives. Among the plans which have supported Monte Sereno's preservation policies are the Urban Development Strategy for the State of California, which seeks to "preserve environmentally sensitive areas and the integrity of established neighborhoods", the Santa Clara County General Plan which limits development in hillside areas and other "resource conservation areas" and the general plans of San Jose, Los Gatos, and Saratoga, which all limit development in sensitive foothill areas.

LAND USE ELEMENT

SETTING

Monte Sereno's current land use pattern exists as the result of forty years of planning and implementation, initially by the County, then by the City. The objective of preserving the City's rural residential environment, established when the City was incorporated in 1957, has been achieved. Current uses range from moderate density single family residential in the level eastern portion of the City (adjacent to similar Los Gatos neighborhoods) to very low single family residential density in the sloping, more hazardous and heavily vegetated areas of the south and west (see Safety and Seismic Safety Element). Isolated institutional uses exist on several parcels within the City. Several parcels have been designated as private open space and are controlled by private contract as well as City regulation. The high percentage of developed parcels, small size and dispersal of the few undeveloped lands and the environmental sensitivity of much of the City and its sphere of influence preclude development of any new land uses. Monte Sereno's functional balance comes from its harmonious integration with adjacent communities and the regional context as well as the natural environment and hazards.

Traffic on local and collector streets is a major issue to residents (see Circulation Element). Traffic impacts of any proposed developments or changes to uses would be a focus of neighborhood concern. The pattern of streets as discussed in the Circulation Element must consider effects on land use.

The Land Use Map is attached as Exhibit A.

ISSUES

1. Should Monte Sereno consider adoption of new land uses or continue to provide only residential opportunities and environmental compatibility?
2. Should special restrictions be adopted to enhance existing residential neighborhoods?
3. Should the City work to change its boundaries with unincorporated areas and by adjustment with the Town of Los Gatos and/or City of Saratoga?

POLICY STATEMENTS

1. The City's three residential land use densities shall not be changed. (See Land Use Map)
2. Residential uses shall be less dense where environmental or scenic sensitivity is recognized or hazards are significant. This can be accomplished by consistent application of the current slope density formulas in addition to hazards identification and avoidance.
3. In conjunction with slope density, any property with greater than 40% average slope, environmental or historical value or unmitigated hazard may not be developed, but may be preserved through open space or scenic easements. A building site of at least 6,000 square feet must exist with slopes of less than 40%.
4. In environmentally sensitive areas, development shall maintain and/or enhance the existing environment. Human utility is to be a secondary priority. This shall not preclude development but only establish the primary objective.
5. Clustering of building sites shall be permitted for any subdivision where it serves the City's goals. This practice may provide protection of environmentally sensitive areas, hazards avoidance, creation of neighborhood recreation or other shared use areas. However, in no case shall the number of lots allowed be greater than that permitted for a conventional subdivision.
6. The existing variety and balance of homes, in terms of relative size and cost, should be maintained.
7. Specific standards which serve to preserve and enhance existing neighborhoods should be adopted as appropriate.
8. The City shall annex areas only when the following conditions exist:
 - a. The property is served (or will be served on a timely basis without additional cost to the City) by proper and adequate roads, utilities, and sewerage.
 - b. No significant geologic problems exist that provide a serious threat to the public infrastructure or private residences.

- c. Existing or proposed land uses either conform to the City's General Plan or a plan for bringing about conformity is provided and accepted by the City.
- d. There is no significant detriment to the City's integrity, either politically, fiscally, or in its ability to deliver municipal service.
- e. The new boundary will be logical in terms of the provision of municipal services including police, fire, road and storm drain maintenance.
- f. A majority of involved property owners support the proposal. For uninhabited lands, the majority is by assessed value. For inhabited, the majority is by number of parcels.

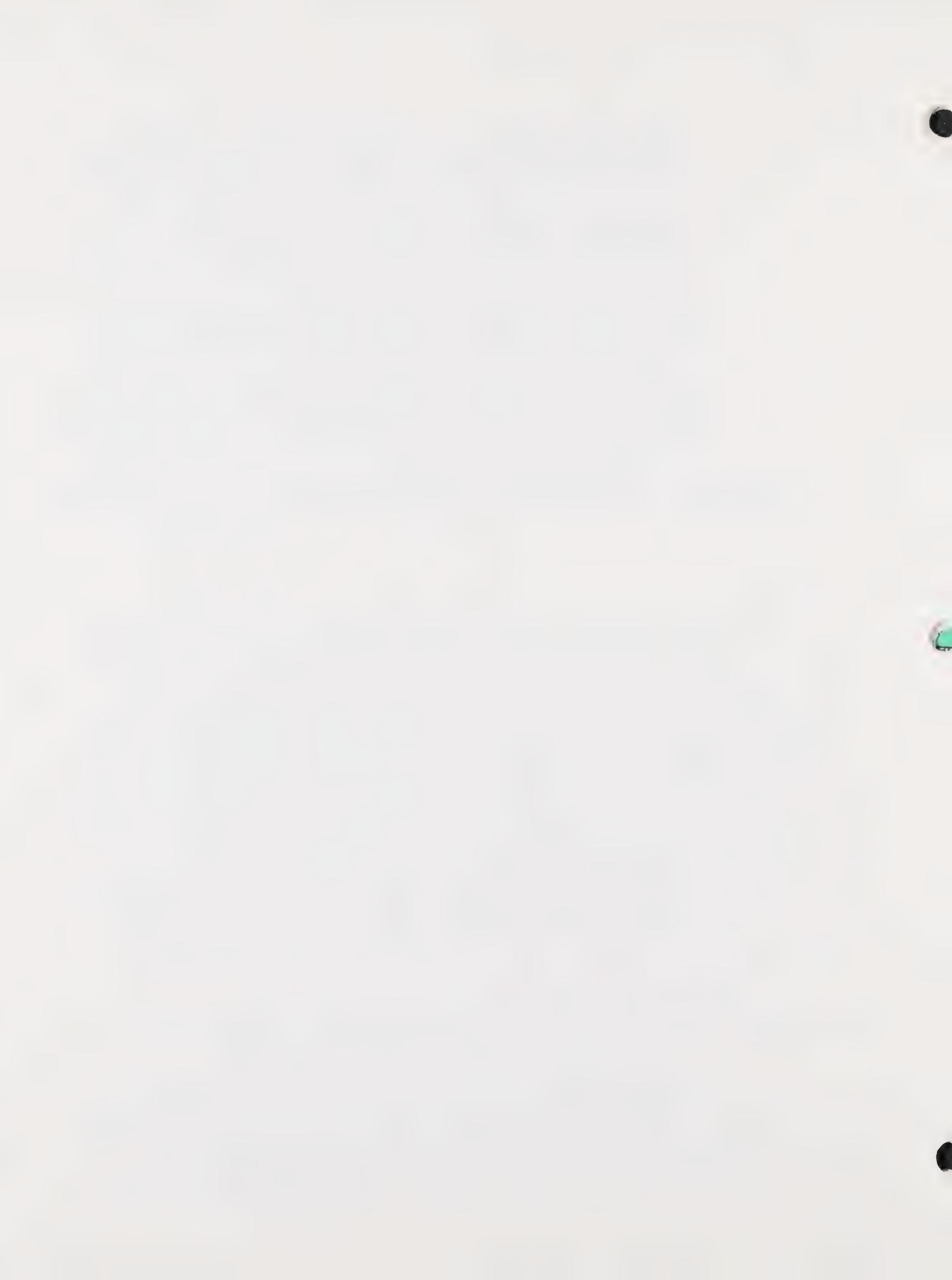
9. Solar access for developing properties shall be evaluated and optimized.

DISCUSSION

Monte Sereno is currently developed to more than 90% of its capacity with a balance of types of single family residential homes. Further, developed cities exist on three sides and environmentally sensitive mountain slopes on the fourth. The only viable land use option for the near and long term is maintenance and enhancement of the status quo. Special projects or uses on individual parcels can be provided for by the use permit process. The list of uses allowed with a conditional use permit should be periodically reviewed. The conversion of existing residential property to commercial or industrial is not a viable alternative because it would create disturbance to existing neighborhoods, substantially degrade environmentally sensitive areas, because local supporting infrastructure does not exist, and because it would exacerbate the regional problem of jobs/housing imbalance. No property exists of suitable size, type or location for uses other than residential, agricultural or open space.

The ABAG December 1981 Housing Needs Report for the San Francisco Bay Area indicates it is desirable for Monte Sereno to facilitate the construction of new residential units.

The current City boundaries display, in several locations, irregularity and are positioned so as to make them difficult to locate and in a way that increases difficulty, cost and confusion in delivery of services. The problem is not major but is notable. Several developed areas in the unincorporated County are designated as Urban Service Areas. This implies the City is



desirous of annexing them and can provide necessary services. This may not actually be the case.

STANDARDS

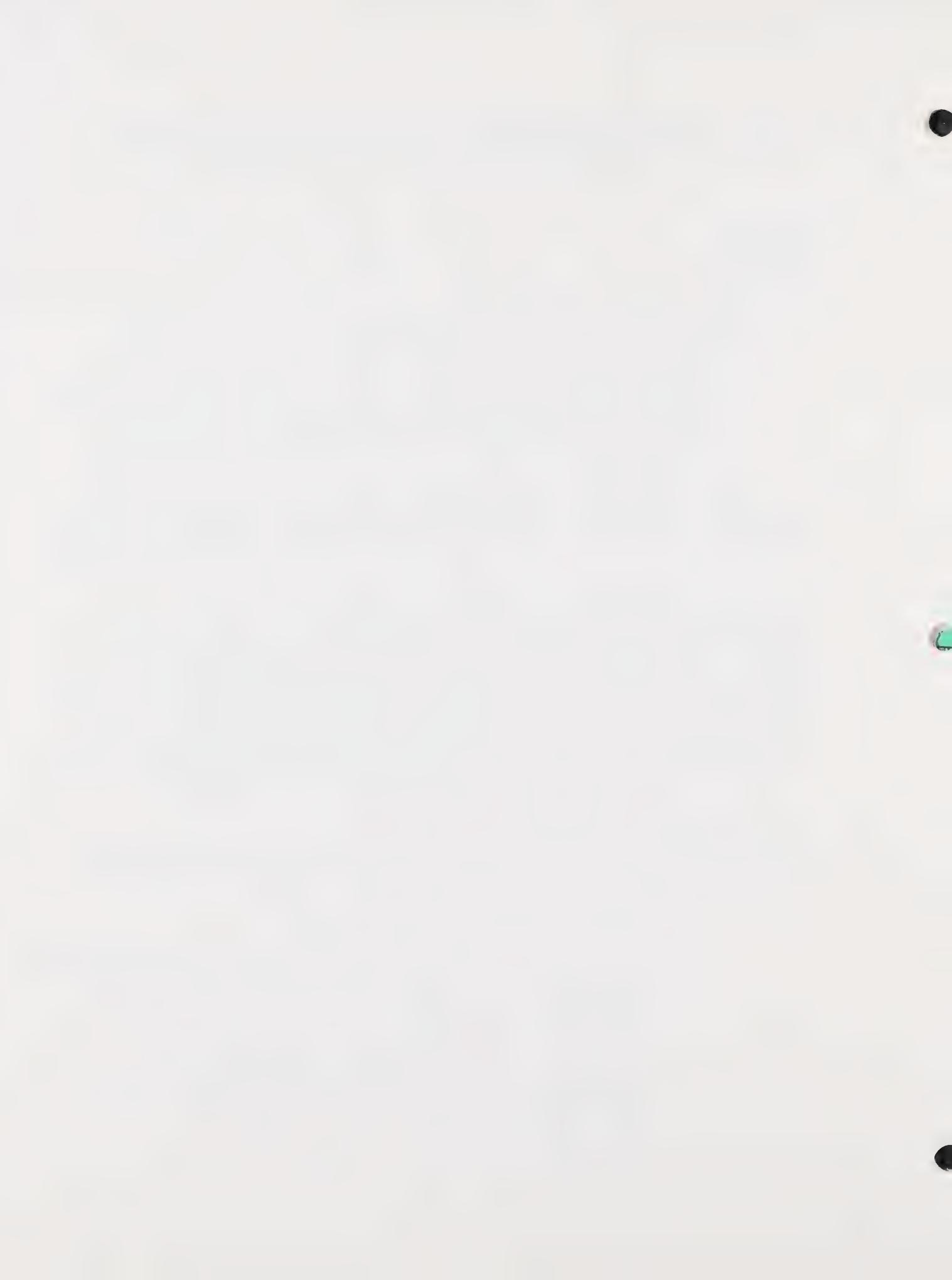
Residential

1. Densities shall be as follows:
Low: 0 to 1 unit per acre for full environmental protection
Medium: 1 to 2 units per acre to balance rural and urban objectives
High: 2 to 4 units per acre for moderate sized and priced single family housing retaining some rural character
2. So as to avoid potential geologic hazards, structures shall not be permitted on slopes greater than 40%. Building sites shall have at least 6,000 square feet of area and slopes less than 40%.
3. Clustering is defined as the creation of lots which have as little as one-half the normally required lot area in one portion of a subdividing parcel so as to create an open space, common green or larger lots in another portion of the dividing parcel. For example, a subdivision of five acres of land where slope density provides for minimum lots of 1.0 acre, could be permitted to have 5 one-half acre lots with a 2.5 acre common green. Clustering will be considered by the City Council as a means of protecting the environment.
4. Standards seen appropriate to enhance existing neighborhoods include the following:

- a. Impervious Coverage *

Zone	Max % of land as Impervious Coverage
R-1-44	30% up to Max. of 20,000 sq ft
R-1-20	40%
R-1-8	60%
A	20% up to max. of 20,000 sq ft

* Impervious coverage includes structures, paving, and swimming pools.



b. Maximum habitable space*

R-1-44	Coverage limit only
R-1-20	4,500 sq ft
R-1-8	2,500 sq ft

* Does not include garages or other non habited accessory buildings.

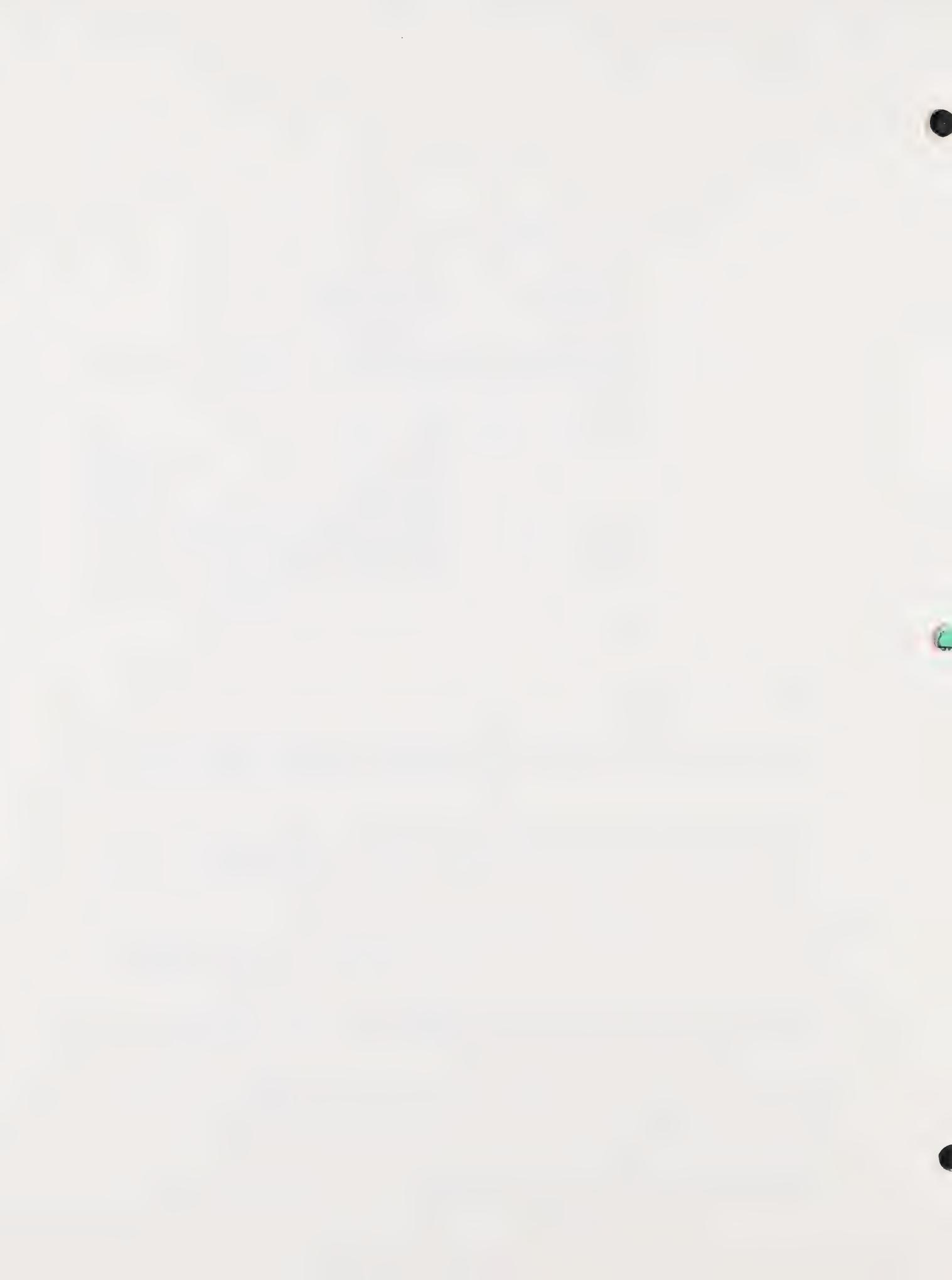
c. On-site parking requirement

	<u>With Street Parking.</u>	<u>Without Street Parking</u>
R-1-8 Cluster	1 covered, 1 uncovered	2 & 2
R-1-8	2 covered, 2 uncovered	2 & 3
R-1-20	2 covered, 2 uncovered	2 & 4
R-1-44	2 covered, 2 uncovered	3 & 4

Space = 10' x 20'

IMPLEMENTATION MEASURES

1. Modify the subdivision ordinance to ensure project review procedures and ordinance requirements enable standard attainment.
2. Revise the Subdivision Ordinance definition of cluster developments to allow its use on parcels less than 5 acres in size where deemed appropriate by the City Council for environmental reasons.
3. Establish and define a conservation zone for the City within which the environment is to have a greater priority than man's utility.
4. Revise Urban Service Areas so that only areas that meet policy criteria #8(a) and 8(e) (page 6) are retained as designated Urban Service Areas.
5. Work with the Town of Los Gatos or City of Saratoga on any and all boundary adjustments that meet the policy #8's conditions (page 6).
6. Review and modify Zoning and Subdivision Ordinances to address the policies and standards.



CIRCULATION ELEMENT

SETTING

Monte Sereno's road system includes a State Highway, Route 9, two thoroughfares, Quito Road and Winchester Blvd on its westerly and easterly perimeters respectively and a series of collector and local streets. Only a few street extensions remain to be built as access to small parcels of undeveloped land. Due to the location of commercial and residential centers and congestion on Highway 9, several local and collector streets are used by through traffic to avoid congestion. Traffic on Highway 9 is very congested and produces delay during PM commute time. In recent years several emergency-only connections have been made between public streets to enhance safety without promoting unnecessary traffic on local streets.

The City's low budget requires passive solutions to traffic problems rather than total reliance on more expensive police enforcement.

Bus routes exist only on Highway 9 and Winchester Blvd. A bike route has been designated along Daves Ave, Via Caballero and Twin Creeks Drive. The State has designated Highway 9 as a bike route.

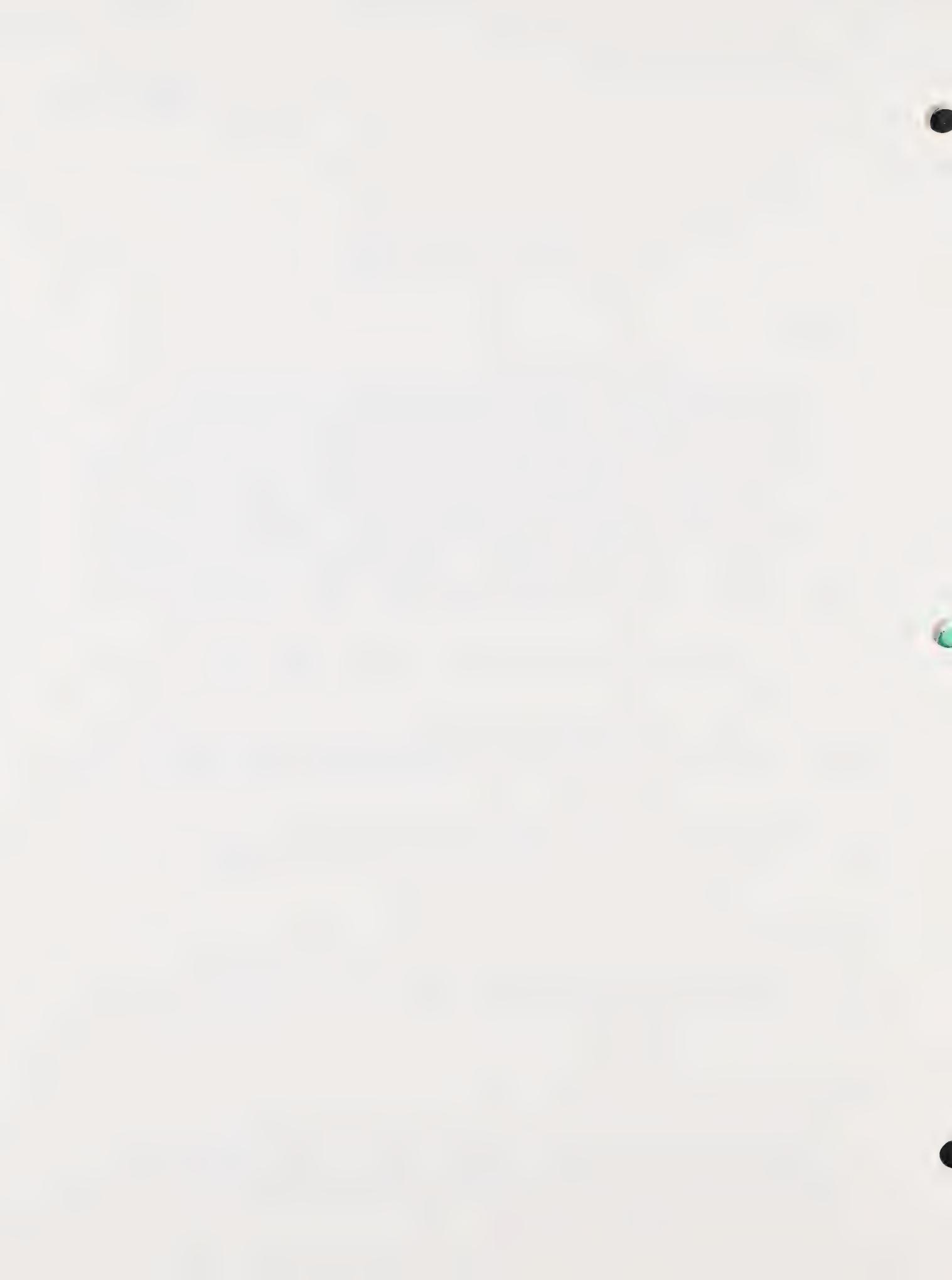
The City participates in a subsidized inter-City paratransit system (using vans) for handicapped and senior persons.

ISSUE

Should the existing pattern of streets be redesigned to reduce unnecessary through traffic even at the increased cost and impairment of services delivery?

POLICY STATEMENTS

1. The City's street system shall be designed to carry residential traffic from homes to the closest thoroughfare and to prevent local and collector streets from being used by through traffic, always keeping in mind municipal and emergency services.



2. Thoroughfare efficiency and safety should be maximized for all modes of transportation.

DISCUSSION

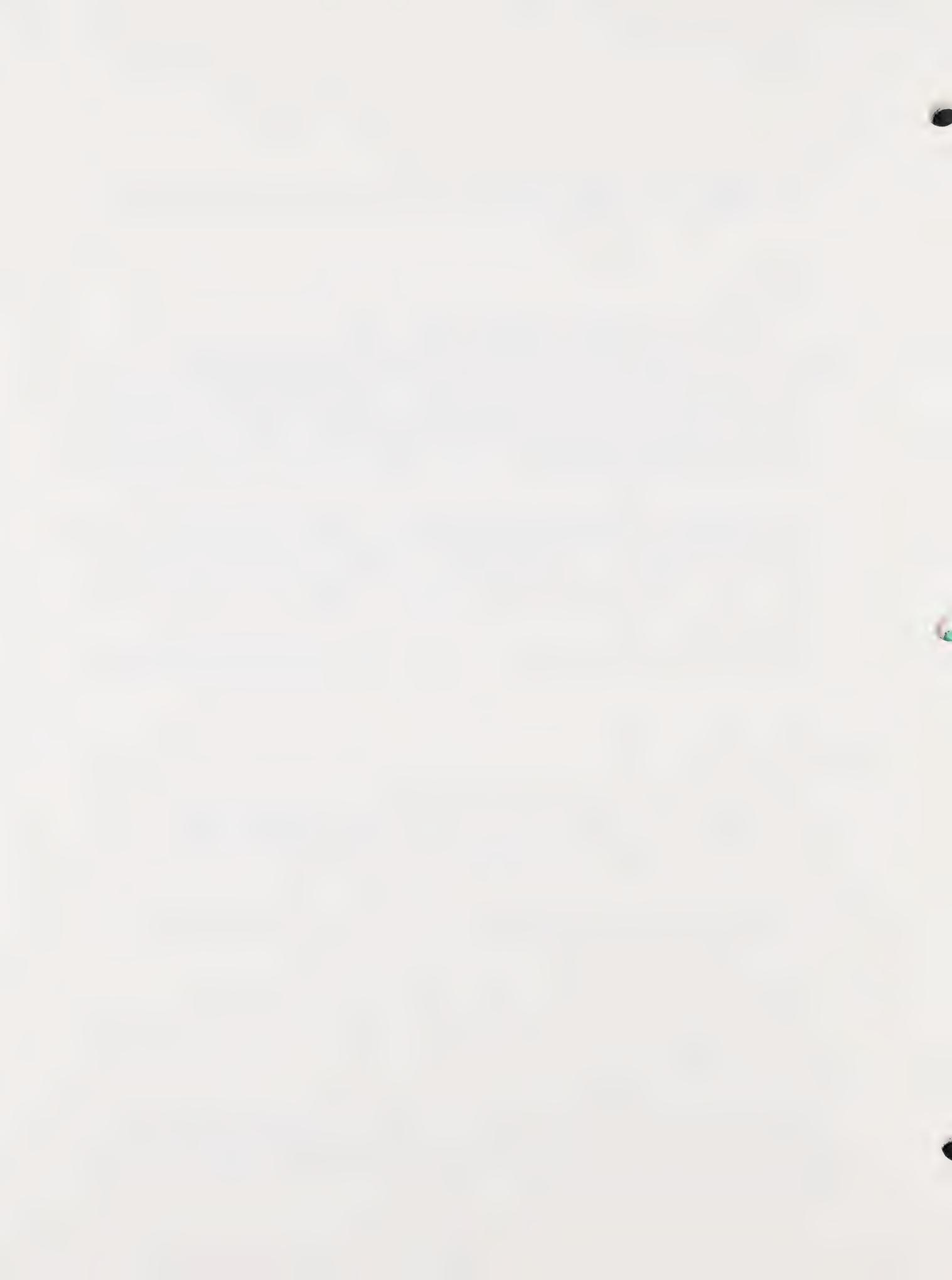
Increasing traffic volumes and a lack of transportation improvements in the West Valley are producing increased spill-over traffic into local streets which provide either time or distance advantages to motorists. It is established that most drivers change their driving style as they get farther from their own neighborhood. The result is non-resident traffic speeding along identified short cuts. This constitutes a real threat to the City's neighborhoods.

The easiest solution, in physical terms, is simply to close certain streets at strategic locations by use of traffic diverting structures. Since this issue is essentially one of service priorities which conflict, the decision should be made legislatively, not solely on a technical basis.

The City's fiscal situation as described in the Public Facilities and Services Element limits the options available to the City.

STANDARDS

1. Existing streets with a demonstrated volume of through traffic shall be analyzed for ways to eliminate that condition. Any adverse impacts on services delivery should be identified and mitigated, if possible.
2. Traffic volume on collector streets in the City shall be, to the maximum extent possible, evenly distributed so as not to unduly burden any particular street.
3. Loop streets may be used where deemed appropriate.
4. To provide for unusual events and to preserve future options, rights of way with normally closed emergency connections may be developed.
5. Pedestrian and bicycle facilities shall be provided whenever possible and when they will not individually or cumulatively create a substantial maintenance liability for the City, and when they will not directly or indirectly create unreasonable safety hazards for users.



6. The City should promote measures to improve efficiency and safety of all thoroughfares in and adjacent to the City as a necessary adjunct to its local street enhancement policy. The City's thoroughfares are:

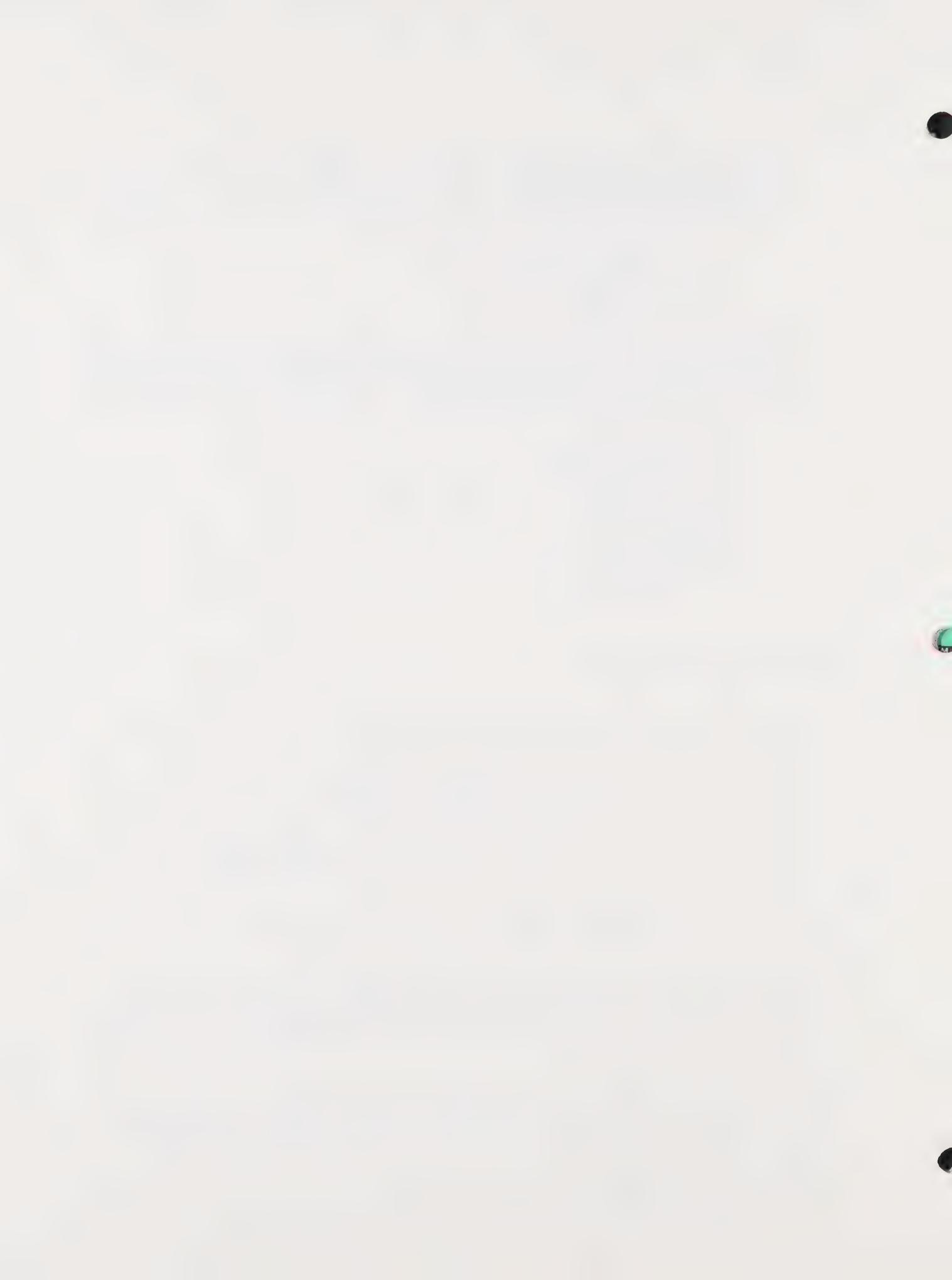
- o Winchester Blvd
- o Saratoga-Los Gatos Rd
- o Quito Road

7. Collectors should be designed to move traffic from homes to thoroughfares in the shortest possible route and should not inadvertently become shortcuts or thoroughfares. The City's established collectors are:

- o La Rinconada Dr.
- o Vineland Ave.
- o Twin Creeks Rd/Via Caballero
- o Daves Ave.
- o Rose Ave.
- o Andrews Ave.
- o Ridgecrest Ave.
- o Bicknell Road

IMPLEMENTATION MEASURES

1. Inventory for local and collector streets exhibiting the problem of excessive through traffic.
2. Notice and hold public hearings to obtain citizen input on specific problems and possible solutions.
3. Establish specific design objectives for each street or set of streets relative to all modes of the travel and as to cost.
4. Design and implement modifications to the street system to achieve policy objectives.
5. Undertake a review of thoroughfares that affect the City to identify changes that would improve efficiency and safety consistent with the City's goals. The question of a traffic signal for Quito Rd at Saratoga-Los Gatos Rd should be explored.
6. The City shall continue to promote development of State Route 85 as a multi-modal transportation facility to reduce the cross-valley traffic now forced to use State Route 9 and other local facilities.
7. Evaluate and maximize efficient use of collector streets to move traffic from homes to the nearest thoroughfare.



HOUSING ELEMENT

SETTING

Monte Sereno's housing inventory contains the full range of detached single family housing units; from small units on small lots to large estates. Prices range accordingly. All are somewhat higher priced than in many other areas of the county because of the desirable semi-rural and environmentally unique setting. The inventory's condition is good to excellent with the few substandard units being renovated with increasing frequency by private initiative. Data indicates few rental units exist.

In the San Francisco Bay Region, a jobs-to-housing imbalance exists due to the natural desirability of the area and commercial/industrial policy emphasis of several large communities. This creates housing demand which has driven the price of all residential property to unusually high levels. New housing units should be built near those jobs or near the transportation infrastructure. Monte Sereno provides for more than its fair share of housing when related to the regional situation.

Monte Sereno has neither available land resource, nor infrastructure to support any but a few minor infill housing developments. According to the 1981 Land Use Inventory, Monte Sereno is currently at 91% of its holding capacity. The environmental sensitivity of most of the City further restricts growth.

The 1981 Association of Bay Area Government Housing Needs Analysis, as amended by Monte Sereno's Resolution 753 is adopted as part of this plan. This resolution establishes the City's housing goals and schedule.

ISSUES

What policies and actions can the City adopt or undertake to add to or enhance the City's supply of housing?

POLICY STATEMENTS

1. The City should ensure that its ordinances facilitate development of new residential units with as little cost and delay as possible consistent with achievement of the City's goals.

2. The City shall promote affordable housing by maintaining its inventory of smaller homes and lots and facilitating development of affordable homes on undeveloped parcels in such neighborhoods for all segments of the regional community.
3. The City's ordinance shall continue to provide for rental opportunities.
4. Private initiative has proven effective in rehabilitation of the City's substandard structures. This should be permitted to continue.
5. Given the City's fragile fiscal base, limited staff and the lack of developable lands, no City operated housing programs should be undertaken. See Public Facilities and Services Element.
6. Monte Sereno has been and continues to be committed to providing more than its share of the regional housing supply, but must not jeopardize either the environment or the integrity of established neighborhoods.

DISCUSSION

While the City remains committed to providing housing, care must be taken in developing the few remaining vacant parcels. These parcels are small and surrounded by established neighborhoods. In many cases they are not developed because they are marginal sites whose development is complicated by a lack of infrastructure, the existence of hazards, or a sensitive environmental setting. The focus then must be to provide expeditious processing for infill development which is consistent in character with adjacent parcels. The July 1981 Land Use Inventory analyzes development potential (see "Additional Background Materials") and demonstrates the limit of Monte Sereno's ability to provide housing units.

It is not a proper role of local government to provide housing, only to facilitate the creation by the private sector. In the current condition of jobs/housing imbalance, with housing in short supply and housing prices forced upward, the emphasis in zoning is appropriately toward housing, not commercial/-industrial.

The following data gathering, analysis, and identification were accomplished in setting the goals, policies, quantified objectives and schedule for the preservation, improvement and development of housing as presented in this plan. Specific

resources used include those referenced in the Data and Background Section of this plan.

Housing needs, resources, potentials and constraints were analyzed and considered as follows:

- a. Population and employment facts and projections for the City and Region.
- b. Household characteristics.
- c. Vacant lands inventory and its relationship to existing zoning, and public facilities and services.
- d. Potential and actual governmental constraints related to the maintenance, improvement or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing and permit procedures.
- e. Potential and actual nongovernment constraints upon the maintenance, improvement or development of housing for all income levels, including the availability of financing, the price of land and the cost of construction.
- f. Special housing needs such as those of the handicapped, elderly, large families, and families with female heads of households.
- g. Opportunities for energy conservation with respect to residential development.

STANDARDS

1. Subdivisions approved in R-1-8 and R-1-20 zones should be conditioned to limit size of homes to a size consistent with existing homes to offset the recent trend to very large homes. (See standards in Land Use Element, page 8).
2. City ordinances should not discriminate against rental property or projects that are otherwise consistent with ordinance requirements.
3. Processing of applications to reconstruct or replace conforming structures on lots not previously granted site approval shall be handled administratively unless the

applicant requests legislative consideration to appeal ordinance requirements.

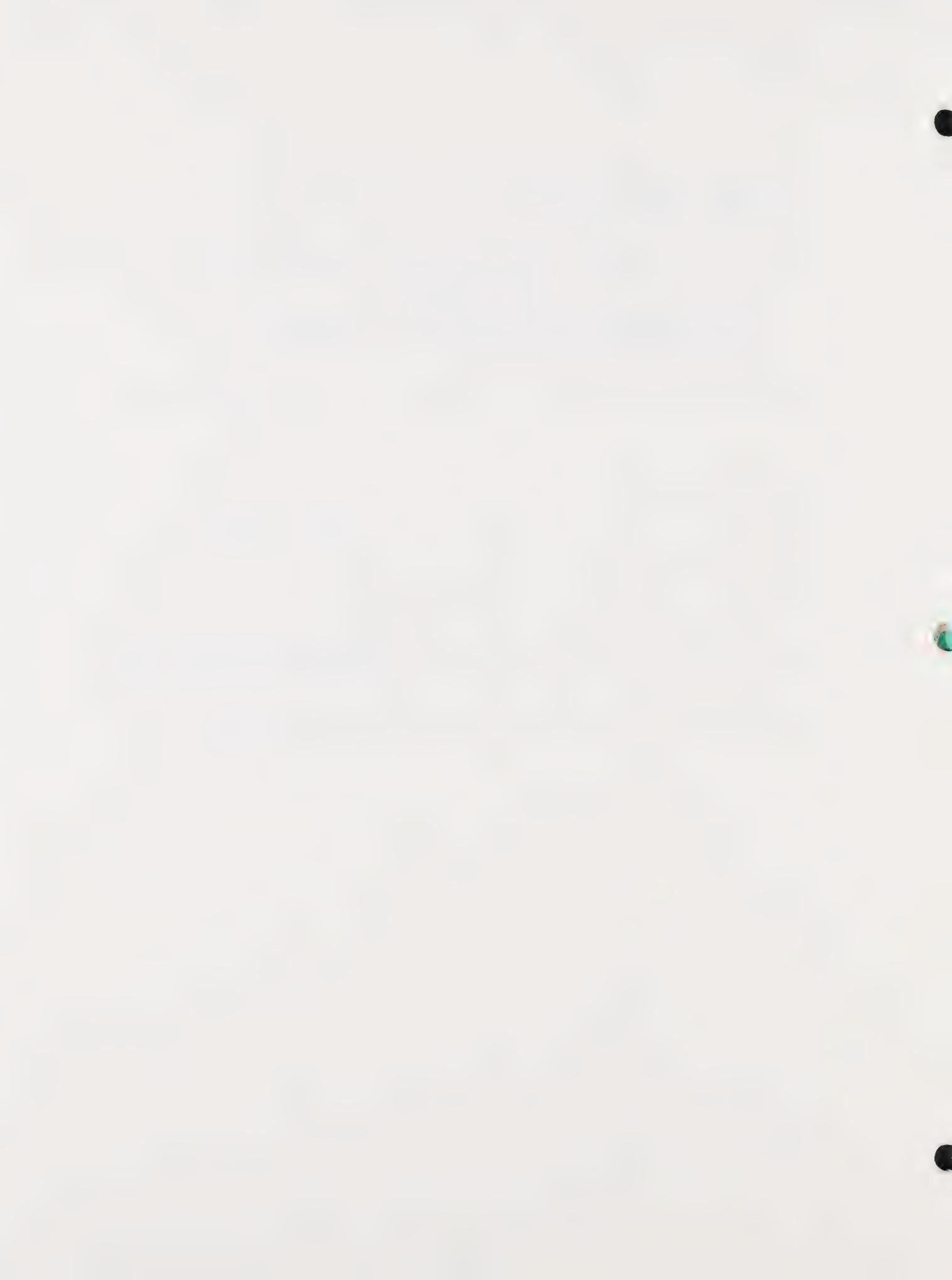
4. The City's ultimate objective for new residential units is as follows at the rate of ten per year for the next 12 years:

High density (moderate cost):	40 units
Medium density (higher cost):	4 units
Low density (high cost):	74 units

5. Monte Sereno's ultimate residential holding capacity is 1,274 units.

IMPLEMENTATION MEASURES

1. Revise ordinances to reflect policies and standards.
2. The City will work to facilitate construction of housing units established in its Resolution 753.
3. Review ordinances and procedures to facilitate construction of affordable housing units by maintaining and enhancing the higher density areas as designated in the Land Use Element.
4. Review potential for low cost rehabilitation loans to residents in zones containing more affordable housing.



OPEN SPACE AND CONSERVATION ELEMENT

SETTING

Monte Sereno's natural resources include its hillsides, wooded areas and inherent wildlife, scenic highway, rural residential neighborhoods, creeks and adjacent riparian environments and mountainous backdrop. Such resources encompass approximately 70% of the City's land area and all of its Sphere of Influence.

The City has protected these resources by limiting land use to low density residential, by subdivision requirements that protect the land and, in two occasions, the establishment of large private open space parcels. The use of privately owned open space minimizes potential burden on public funds which would otherwise accrue from public open space.

Numerous buildings of historical note exist within the City and are maintained by their private owners. The County's Heritage Resource Inventory is adopted as part of this element.

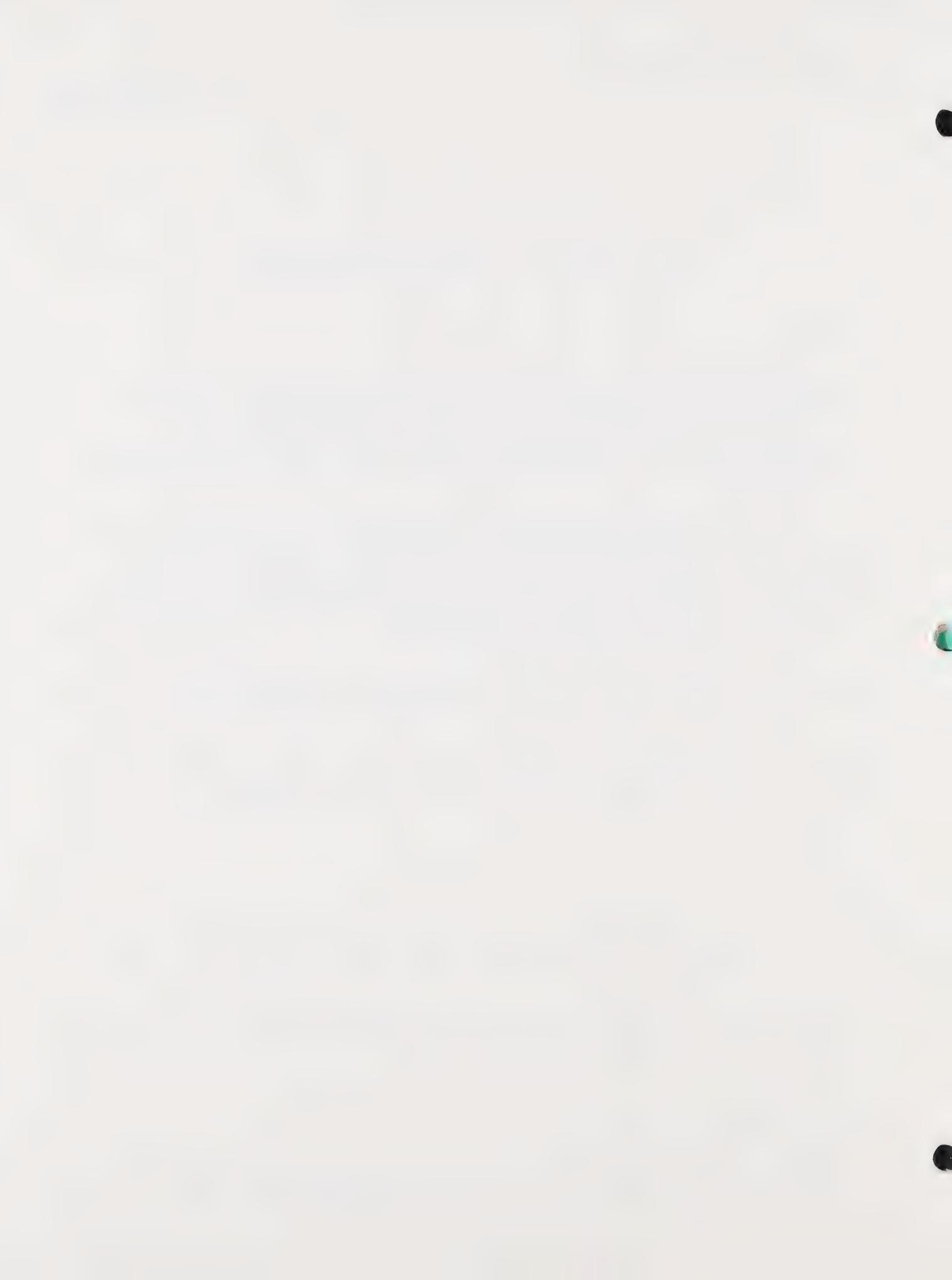
Claravale Dairy continues to exist as an agricultural preserve with low density residential as its ultimate use. That transition is currently underway by agreement between the dairy's owner/operator and the City.

ISSUES

1. Should the City continue to preserve the natural environment by creation of privately owned open space as part of subdivisions?
2. Should a conservation zone be established for environmentally sensitive lands wherein land use decisions will be based on preservation rather than use?

POLICY STATEMENT

1. Monte Sereno should continue to protect environmentally sensitive lands through low density zoning.



2. In areas of unusual environmental significance, the City may promote privately owned and maintained open space parcels or easements.
3. Existing low density residential zones are characterized by their rural nature and environmental significance are therefore important to preserve.
4. In areas designated as conservation zones (See Conservation Zone Map), environmental disturbance should be minimized even though this may prevent certain uses of the land by owners.

DISCUSSION

Monte Sereno's commitment to environmental preservation has continued for 25 years and has accomplished its objective. The policies contained here are intended to reinforce that commitment and prevent any challenges by economic pressures. Once surrendered, there is no second chance. Open space held by the public creates a potential liability to the City. For that reason, open space is to be kept under private ownership.

STANDARDS

1. The existing slope density formula should be maintained.
2. Development of land having slope greater than 40% shall be prohibited. A building site of at least 6,000 sq. ft. must exist and have an average slope of less than 40%.
3. The City's tree conservation ordinance shall be enforced.
4. Creeks shall be maintained in as close to natural condition as public safety permits. New structures shall be set back a minimum of 20 feet from 100 year flood influence line. (See Safety Element)
5. Impervious coverage limits included in the Land Use Element should be adopted to allow ground water development and to prevent excessively rapid and potentially damaging runoff.

IMPLEMENTATION MEASURES

1. Revise subdivision and zoning ordinances emphasizing these policies for the conservation zone.

SAFETY AND SEISMIC SAFETY ELEMENT

SETTING

The principal hazards affecting Monte Sereno are fire and earthquake. The risk of fire is severe in the steep, heavily vegetated hillsides south of Highway 9. Lesser fire hazard exists in heavily vegetated and grassy areas elsewhere in the City.

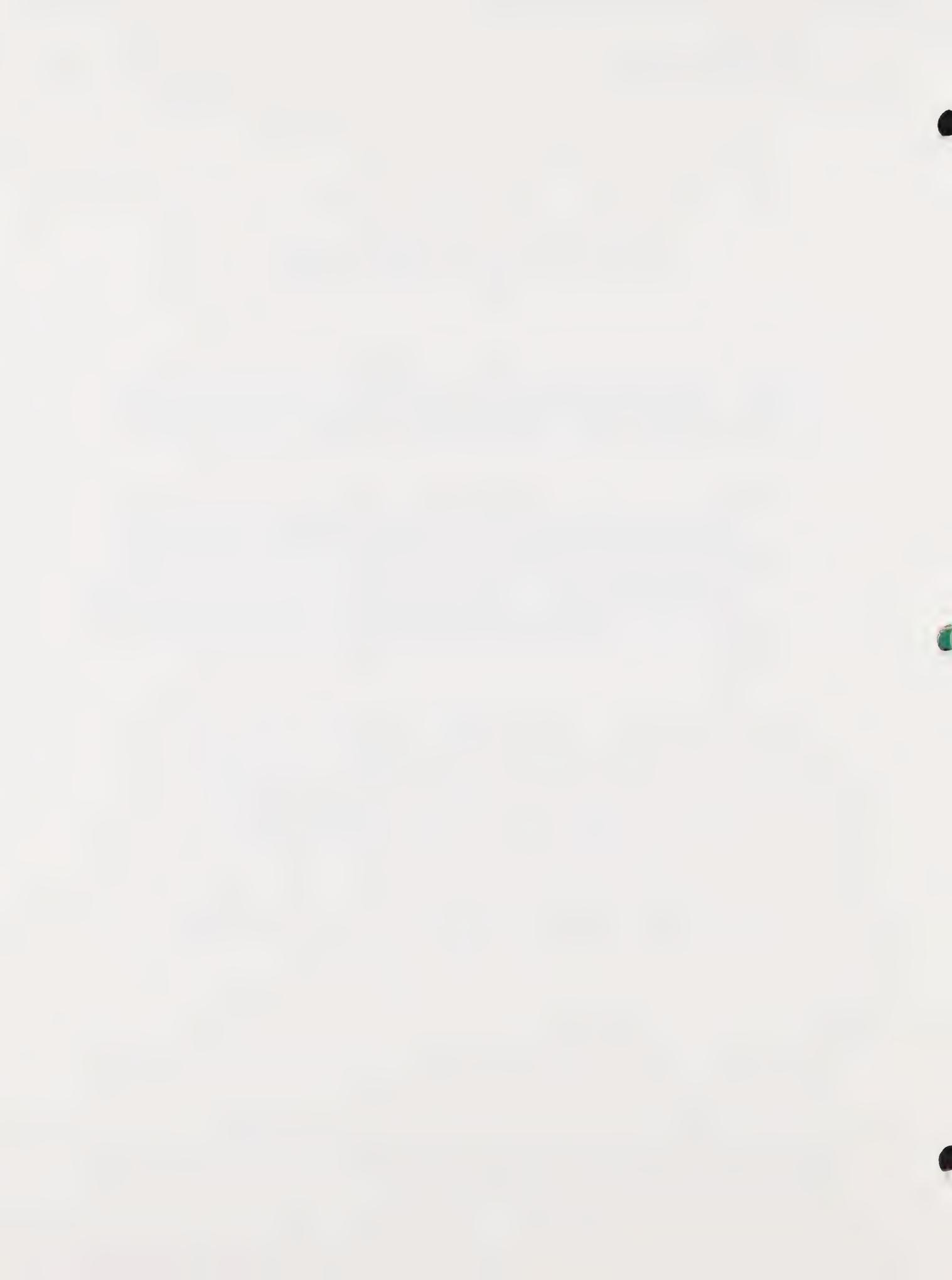
Earthquake risk is primarily from ground shaking. Indirect hazards including seismically induced landslides and related fires are significant in hillside areas. Studies indicate slopes of more than 40% in California's coastal mountains have a high incidence of slope failure. Thus, since such slopes predominate in the southern portion of the City, potential risk from unstable slopes exists. The County Seismic Safety Element and Geologic Hazards Maps provide accurate information and are adopted as part of this plan.

Risk from criminal activity in Monte Sereno is relatively low due to the Sheriff's Department activities, the City's inconspicuous location and lack of commercial or institutional uses in or immediately adjacent to the City. Organized neighborhood observation efforts, particularly on dead-end streets, help to discourage intruders. Heavy vegetation can, however, provide refuge for persons involved in crime. Burglar alarms are being installed with increasing frequency.

Severe, large scale flooding does not occur in the City based upon Federal Flood Insurance Maps which are adopted as part of this plan. Local drainage problems, both surface and subsurface, exist in many areas.

ISSUES

1. What measures should be taken to provide continued safety to the City's residents?
2. Are the City's neighborhoods made less accessible to potential criminals by restriction of vehicle access? If so, does that advantage offset the increase in cost or decrease in service level for other services?



POLICY STATEMENT

1. Vehicular access to neighborhoods may be reduced to one as a method of minimizing illicit intruders and enhancing neighborhood watch programs.
2. The City shall continue hazard identification, evaluation and mitigation in review of subdivisions and in new construction.

DISCUSSION

Residential areas with several vehicular access routes receive a greater amount of traffic which does not have its origination or destination in the area. This fact creates anonymity for persons of illicit intent as contrasted to dead-end streets. Multiple access also provides a sense of security to intruders in the belief that they are less likely to be "trapped". Since the City cannot afford a high level of neighborhood patrol by the police, other less costly methods of crime deterrence such as reducing vehicular access may be considered. It must be recognized that there is a tradeoff to reducing vehicular circulation. This tradeoff comes in at least three forms:

1. Increased delays, and therefore costs, in delivering routine services such as mail, refuse collection and street maintenance.
2. Possible delays in emergency services including police, paramedic, ambulance and fire.
3. Increased travel time and therefore cost for certain private vehicle trips within and across the City.

Any such traffic diversions must consider the Circulation Element and respect established collectors and thoroughfares.

Standard codes and professional consultation should continue to be employed in review of subdivisions and proposed construction within the City.

STANDARDS

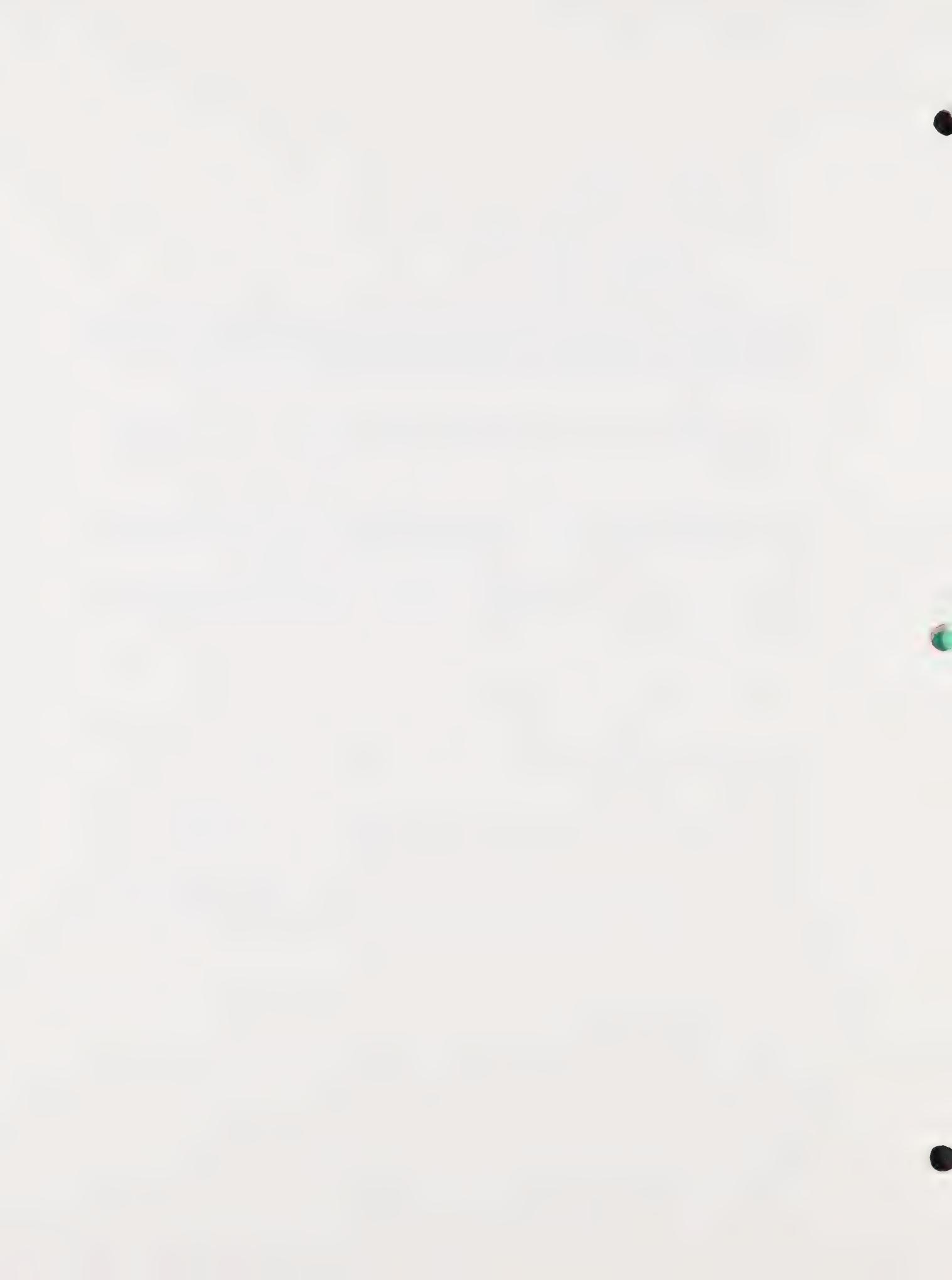
1. The City shall continue to obtain, review and adopt latest editions of the following and adopt pertinent portions thereof:

- a. Hazards maps
- b. Fire and safety codes
- c. Building codes

2. Subdivisions and single lots proposed for development in areas of potential hazard shall be evaluated by professional consultants. In areas of severe hazard, a second consultant may need to be required to review reports by project consultants.
3. Development of areas with unmitigated hazards, including slopes greater than 40%, should be avoided. (See Land Use Element)
4. Gated, emergency access roads should be provided where only one public access exists to areas of more than 10 lots or where the access street is longer than 800 feet.
5. Density should be reduced in areas of high fire hazard and slope. The existing slope density formula adequately accomplishes this.
6. Existing standards for roads, driveways, water supply and setbacks shall be maintained.
7. Areas to be added to the City's Urban Service Area or annexed should be evaluated for hazards to avoid inadvertent development pressure.
8. The existing boundary of the Hazardous Fire Area should be evaluated to ensure all appropriate areas are included.
9. Through or loop streets may be closed with approved emergency access where the majority of affected local residents want such a closure and the City Council finds no significant detriment will result.

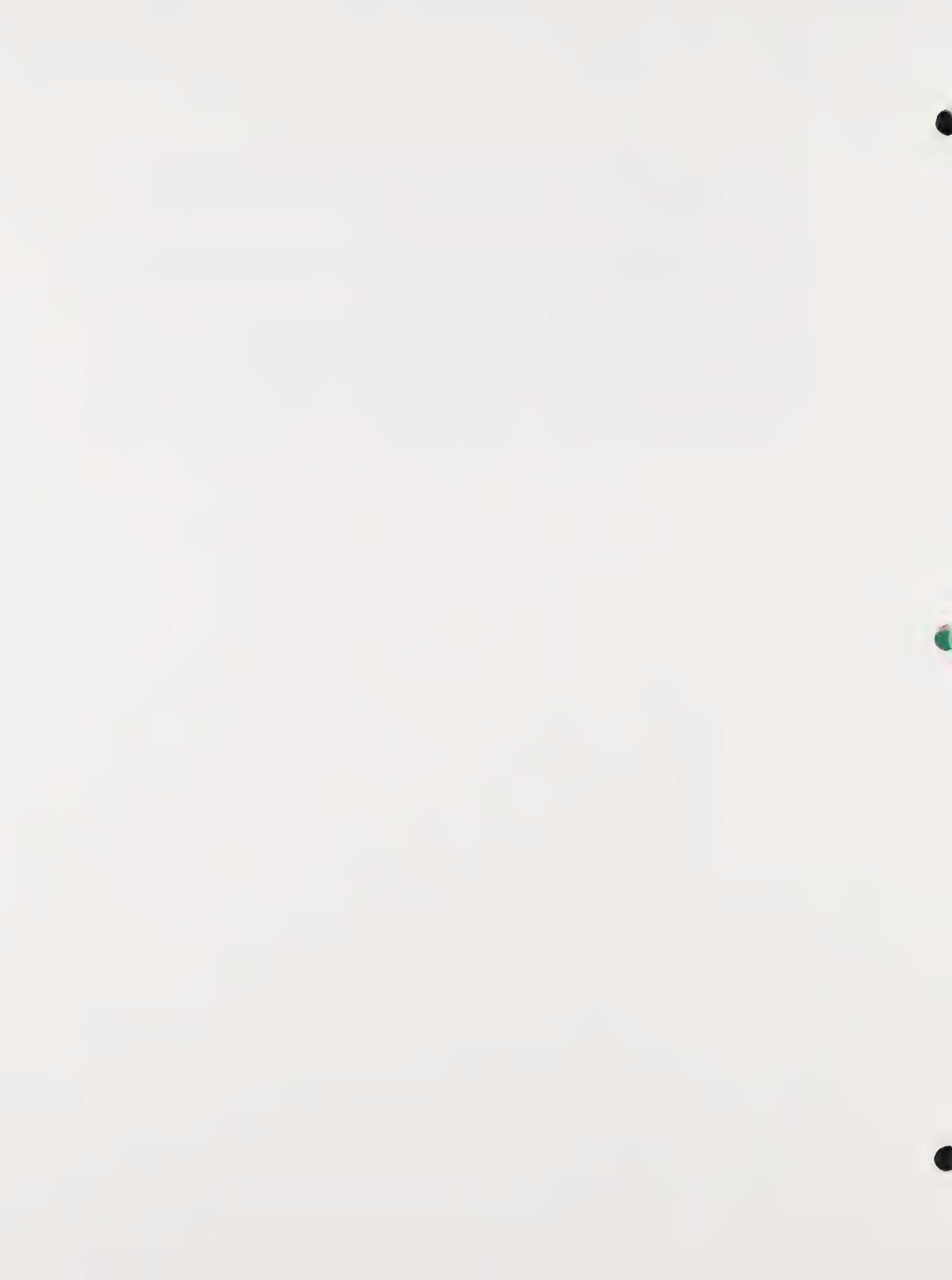
IMPLEMENTATION MEASURES

1. As opportunities develop, gated secondary access for existing streets should be constructed according to the above standards.
2. Review existing ordinances for conformance with these standards.
3. The City should work to provide all developed areas with



adequate fire protection by extension of existing water mains so fire hydrants can be located within 500 feet of all structures.

4. City staff should work with public safety organizations to develop a design for emergency access gates that accomplishes Fire District and City objectives.
5. The City, through its Citizens Emergency Committee, should promote neighborhood organization and crime watch program.
6. The issue of reducing access to neighborhood streets should be discussed as part of hearings on the Circulation Element.



SCENIC HIGHWAY ELEMENT

SETTING

Saratoga-Los Gatos Road, State Route 9, is designated as a Scenic Highway and the viewscape from that highway, between ridge lines, designated as a Scenic Corridor by City and State action. The highway remains essentially unchanged since its official designation as a Scenic Highway in 1968.

Other roads within the Monte Sereno Sphere of Influence but outside the City Limit are designated as scenic routes.

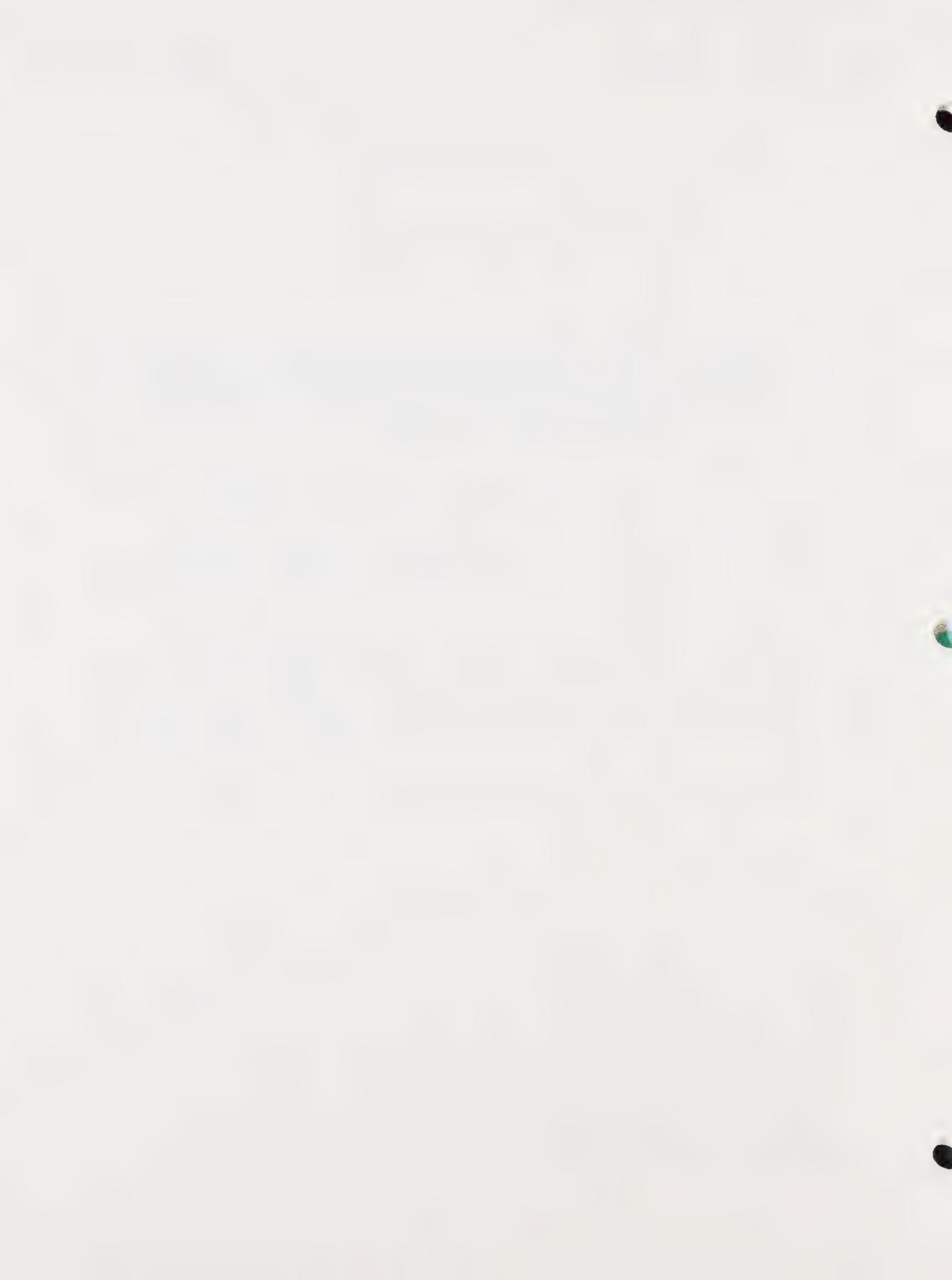
Lands along and adjacent to Highway 9 are essentially developed. Several developed parcels are, however, large enough to be further subdivided. Alterations to existing residences and parcels occur occasionally.

Traffic on the highway is heavy during the morning and evening commute hours and congested to stop and go in the evening commute. The evening congestion regularly produces delays, a high accident rate and overflow traffic onto other local streets. Access to the highway from intersecting driveways and streets is difficult. Extended waits and driver frustration expose users to some risk.

The Highway and corridor are shown on the Conservation Zone Map.

ISSUES

1. Are regulations for structures and development along State Route 9 adequate to protect the public interest?
2. Would the public interest and City goals be improved by development of separated bike lanes along the highway?
3. Would additional traffic signals along the highway, if warranted, jeopardize the integrity of this scenic route?
4. Should Quito Road be designated as a scenic road in cooperation with City of Saratoga and special regulations applied to development and uses along it?



POLICY STATEMENTS

1. Buildings and accessory structures should be of a type and in a location so as not to detract from the natural appearance of the highway.
2. The City supports the development of bicycle and pedestrian facilities along the highway as long as adequate horizontal and vertical separation are provided so users are not put in hazardous locations.
3. Needed traffic control devices do not significantly detract from the scenic highway.
4. Monte Sereno should cooperate with efforts by the City of Saratoga to preserve the rural appearance of Quito Road.
5. Undergrounding of overhead utilities along Highway 9 is desirable. The City shall work with other agencies and organizations as appropriate to promote such a project.

DISCUSSION

Experience has shown the City's Subdivision Ordinance adequately controls subdivisions within the scenic corridor. However already developed lots may add fences, walls, accessory structures and habitable additions in areas that may be a visual detriment from the highway. It is in the public interest to maintain architectural control over lands within 300 ft of the highway. Without such regulation, the purposes and objectives of the Subdivision Ordinance as they pertain to the scenic corridor (Section 10-2.1002 of the Monte Sereno City Code) are jeopardized.

It is in the public interest for the State to construct bicycle and pedestrian facilities along Highway 9. Given, however, the heavy traffic and high vehicle speeds, such facilities should be built with proper separation and protection from motor vehicles.

Since Highway 9 is a major thoroughfare for the City, it must be configured to function as efficiently as possible and to be accessible from intersecting streets. Traffic control devices therefore may become necessary and should be installed when required.

Quito Road, which runs parallel to San Tomas Creek in a winding riparian corridor is a valuable aesthetic and natural asset. While within hundreds of feet of Monte Sereno's westerly

limit, the great majority of the roadway corridor is in the City of Saratoga. Monte Sereno should therefore be prepared to follow the City of Saratoga's lead in adopting designation and regulations found appropriate to preserve this corridor.

STANDARDS

1. Fences and walls within 50 feet of the right-of-way of Highway 9 must be approved by the City Council.
2. All new structures or additions and alterations to existing structures within view and within 300 ft of Highway 9 shall be reviewed for architectural compatibility with the objectives of the scenic corridor.

IMPLEMENTATION MEASURES

1. Modify Zoning Ordinance to incorporate proposed standards.
2. Communicate Monte Sereno's position on Quito Road to the City of Saratoga.

NOISE ELEMENT

SETTING

Monte Sereno's noise sources are varied. They include traffic on Winchester Blvd, Highway 9, Quito Road and, to a lesser extent, vehicles on local streets. Animals, construction equipment, noise generated by residential occupants and noise associated with the elementary school and churches contribute a modest amount.

Noise from Highway 9 is significant, as indicated by the State noise survey and noise contour plot which are adopted as part of this plan. They exceed State limits for interior of residential structures within 50-100 feet of the highway. Increasing traffic on Highway 9 has raised the level and duration of this source.

Other noise sources occur on an occasional and isolated basis creating a localized nuisance condition. There are no low level air routes over Monte Sereno.

The Santa Clara County Noise Element which discusses regional noise conditions is adopted by reference as part of this plan.

ISSUES

1. Should the City adopt a noise control ordinance controlling animal land other residential noises?
2. Should sound walls be permitted along Highway 9, Quito Road or Winchester Blvd?

POLICY STATEMENT

1. The City should facilitate but not perform noise enforcement unless the number of affected households exceeds five or the City Council deems the noise to be a public nuisance.
2. Sound walls should be permitted along the City's thoroughfares and Highway 9 only where they are located and

constructed in conformance with existing ordinance the Scenic Highway Element (page 23).

3. All land use proposals shall consider noise creation potential and sensitivity of the proposed use (see Land Use Element).

DISCUSSION

Residents are occasionally subjected to noises of an unreasonable level at inappropriate times of the day. Sources include animals (primarily dogs and roosters), loud music, machinery and equipment. The only existing method for enforcement is for a citizen to initiate an action on his own against the perpetrator. This may be done either as a civil action (for dogs, etc.) or by a criminal complaint for disturbing the peace. Either approach requires serious personal commitment by the "victim". Some cities set noise level standards and then enforce those levels by measurement and municipal code enforcement. This requires staff time and specialized equipment. The question is whether there is sufficient public interest and support for such a service or whether individual "victims" should pursue their own problems. This allows government to be minimized.

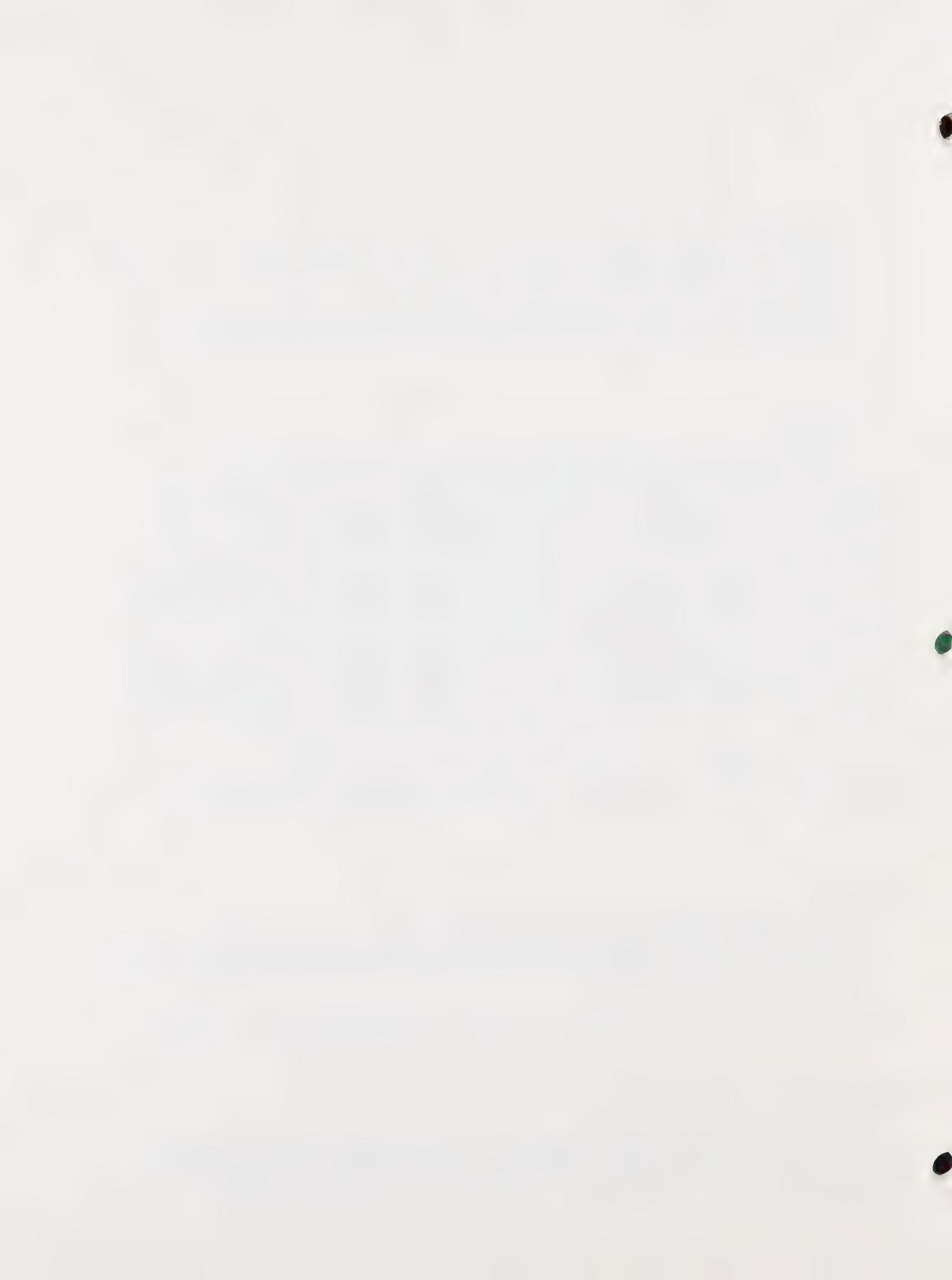
Since traffic is a major source of noise in the City, implementation of the Circulation Element must consider noise impacts.

STANDARDS

1. Sound walls (masonry walls more than three ft in height) shall be located only as allowed by existing ordinance and in accordance with standards of the Scenic Highway Element included in this plan.
2. State noise limits shall be the standard for project review.

IMPLEMENTATION MEASURES

All projects proposed along the City's thoroughfares shall consider and evaluate noise impacts and provide for maximum mitigation. Amend applicable ordinances to include this requirement.



PUBLIC FACILITIES AND SERVICES ELEMENT

SETTING

One of the stated objectives for incorporation of Monte Sereno as a separate City rather than becoming part of Los Gatos was to retain the lowest possible tax rate. Residents of the City realized this meant a minimum of public services would be provided. That philosophy remains intact today. In 1978 the City's tax rate was \$.05 per \$100 of assessed valuation, the lowest rate of any City in Santa Clara County. This fact is particularly notable since Monte Sereno receives no sales tax and has no business or industrial property tax revenue.

This low tax rate is the result of several services (sewer, public transit, fire, flood control and street lights) being performed by special districts with their own taxing authority, others being provided by private utility companies (water, gas, electric, telephone, cable TV and refuse collection) and still others not performed at all (parks and recreation, street trees). This mix of services by others and no services has worked well because of the City's small size and integration with adjacent communities as well as the County as a whole.

The City provides basic legislative, land use and fiscal functions as well as liaison with other service providers and oversight of private franchise holders and contractors. The major physical asset and liability for the City is its street system, valued in 1980 dollars at about \$12 million. Storm drain facilities are also a significant asset and liability. State Gas Tax and local storm drain fees provide limited revenues.

Police services are the single largest operating expense. General Fund and Federal Revenue Sharing funds are used to pay these costs. Personnel expenses for the City's two full time and one part time employee are the second largest operating expense.

The City operates from its own 660 square foot office adjacent to the Red Cross Community Center on Saratoga-Los Gatos Road. The Red Cross facility is used for Council and other special meetings.

The City currently operates a branch post office from the City Office and is paid a franchise fee by the US Postal Service. An informational report on City activities is sent to all residents three times per year.

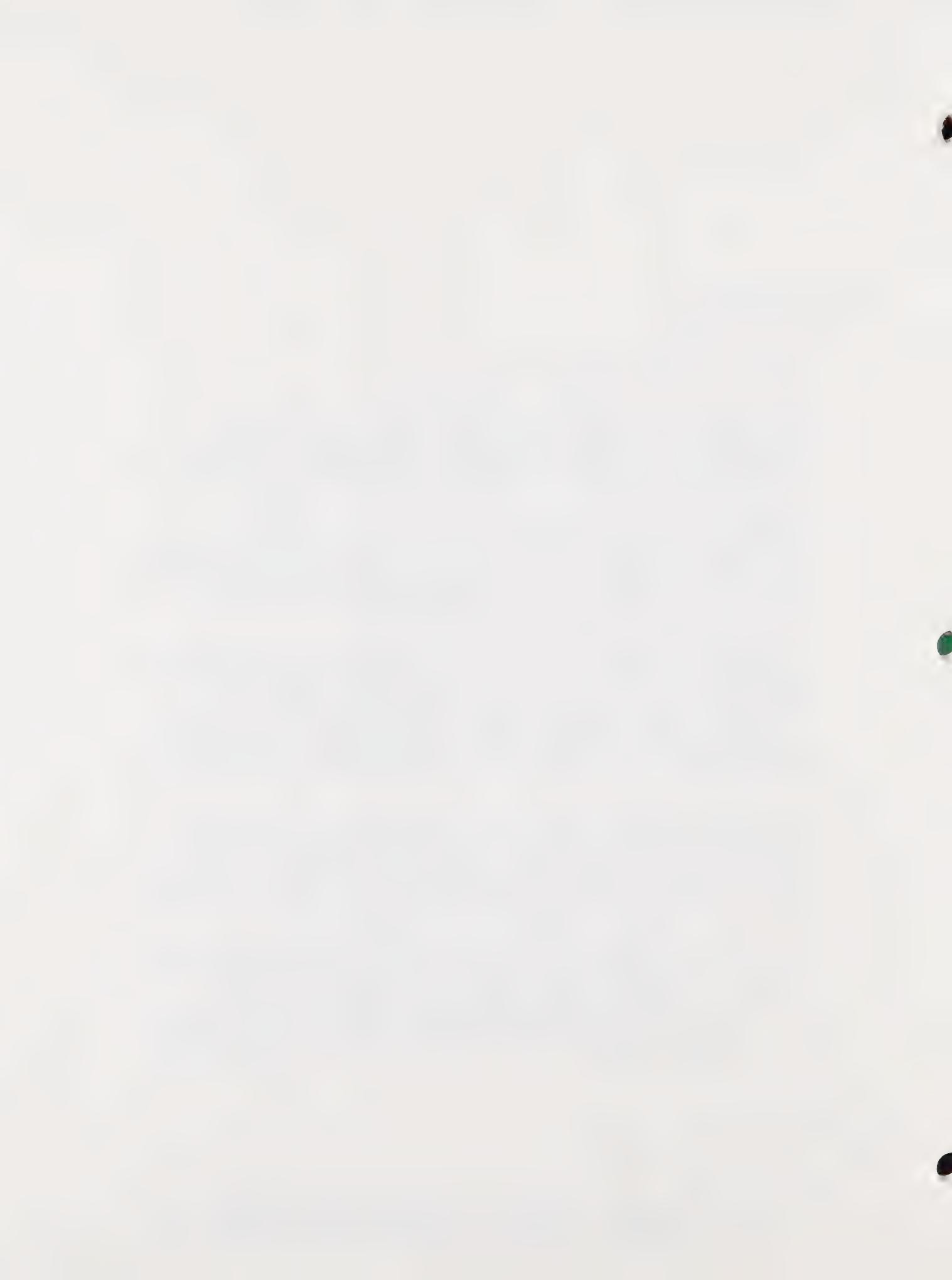
POLICY STATEMENT

1. Fiscal Policies
 - a. Local taxation should be minimized.
 - b. Services and facilities provided by the City shall, to the maximum extent possible, be paid for by those benefiting. Benefit assessment districts or direct payment through fees should be utilized rather than use of general revenues.
 - c. Revenues from County, State and Federal sources may be solicited and used where a specific need exists in the City for such funds and where the administrative costs of obtaining the funds and the potential for outside governmental intervention are minimal.
 - d. The City's foremost method for balancing its budget is to minimize services and by user taxation (see b above). Revenue shortfalls should be made up by local tax programs, preferably benefit - specific taxes. For example, should general fund revenues prove insufficient to cover increased police services costs, a specific proposal for a tax over-ride for police protection could be proposed.
 - e. Programs involving other cities should be considered as a method of improving cost efficiency. Care must be exercised to ensure Monte Sereno gets its true share of value, and is not put in a position that could, in the near or long term, jeopardize its autonomy.
 - f. The City's general fund balance shall be maintained as a contingency reserve and not used for either operating expenses or capital improvements except where the immediate public safety requires. Interest from this fund should be kept in the general fund but may be used to subsidize the operating budget as deemed appropriate by the City Council.

2. Public Services

- a. General Government

- 1) The City shall continue to operate its office with a paid professional staff (administrator/engineer and clerk) Monday - Friday, 9-5PM.



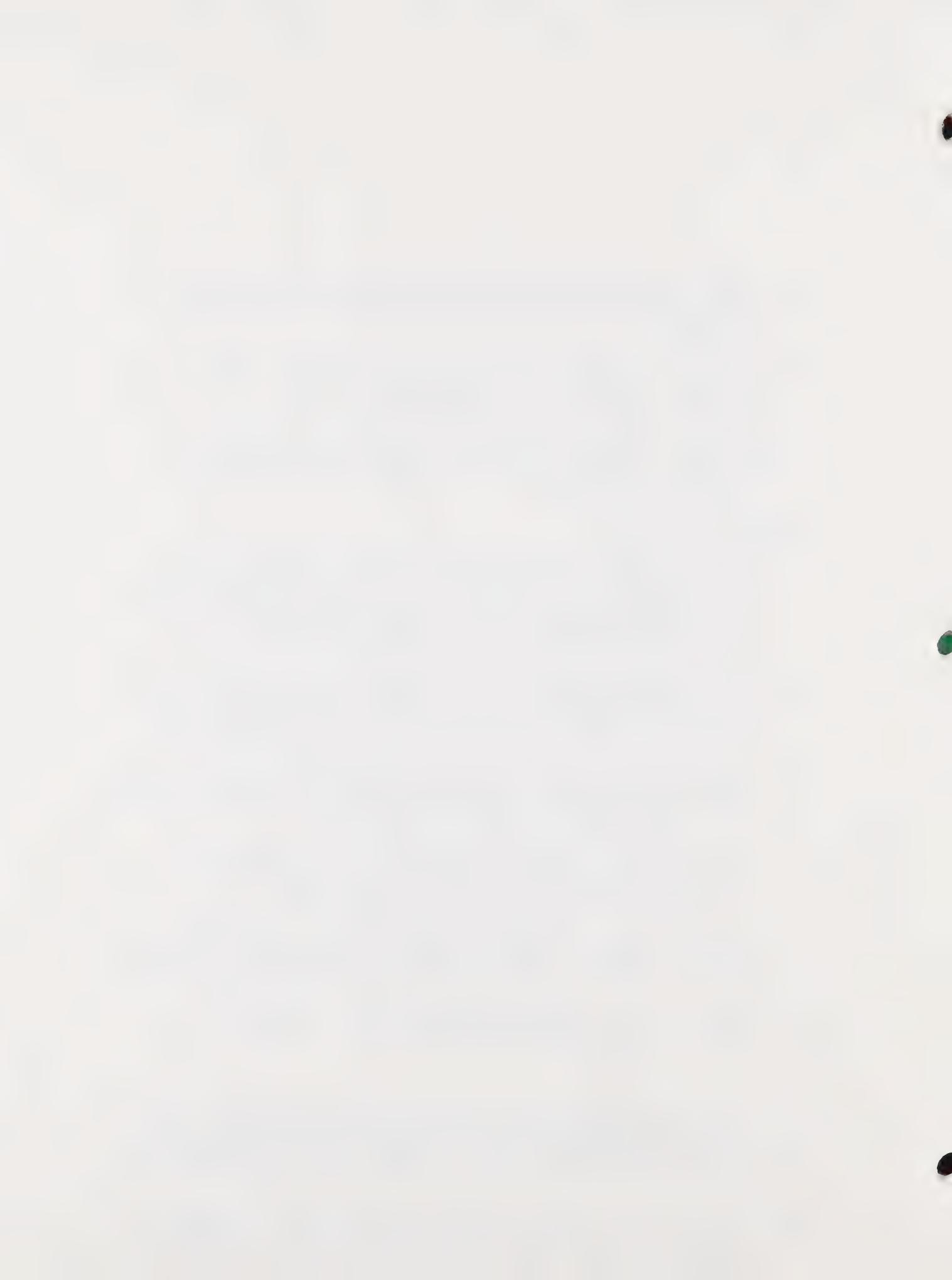
- 2) Part time administrative and clerical help may be used on an as-needed basis at the administrator's discretion.
- 3) Additional City staff is to be avoided. Other services should be provided on a contract basis with specific approval of City Council.
- 4) The City shall provide only essential services that no other public or private entity can or could reasonably provide.

b. Community Services

- 1) The City shall continue to operate a branch post office which is to provide minimum postal services (no checks, no tax forms, etc.). The City's policy is to recover actual costs of this service from the US Postal Service contract payments.
- 2) The City shall continue to participate in the Transit Assist paratransit program with Saratoga and Los Gatos providing service to seniors and handicapped persons.
- 3) While commending many worthwhile activities, the City shall not contribute monies to non-profit private or other quasi-public service providers.
- 4) The City may contribute funds to other public agencies for services such as the library which directly benefit Monte Sereno citizens.
- 5) The City shall continue to publish a three times yearly report to its citizens. This report is to be written by City staff and edited by the City Council.
- 6) The City may provide copy service to the general public as an enterprise activity.

c) Community Development

- 1) All costs incurred by the City for processing land use applications shall be paid by user fees to the maximum extent possible. This includes staff costs, consultants and special services such as microfilming plans.
- 2) Zoning enforcement by City staff is to be minimized consistent with achievement of the City's goals. Private citizens impacted by code violations should



pursue the problem in a private action as needed to bring about code compliance. The City's enforcement actions shall be limited to those with broad implications or a true health and safety impact.

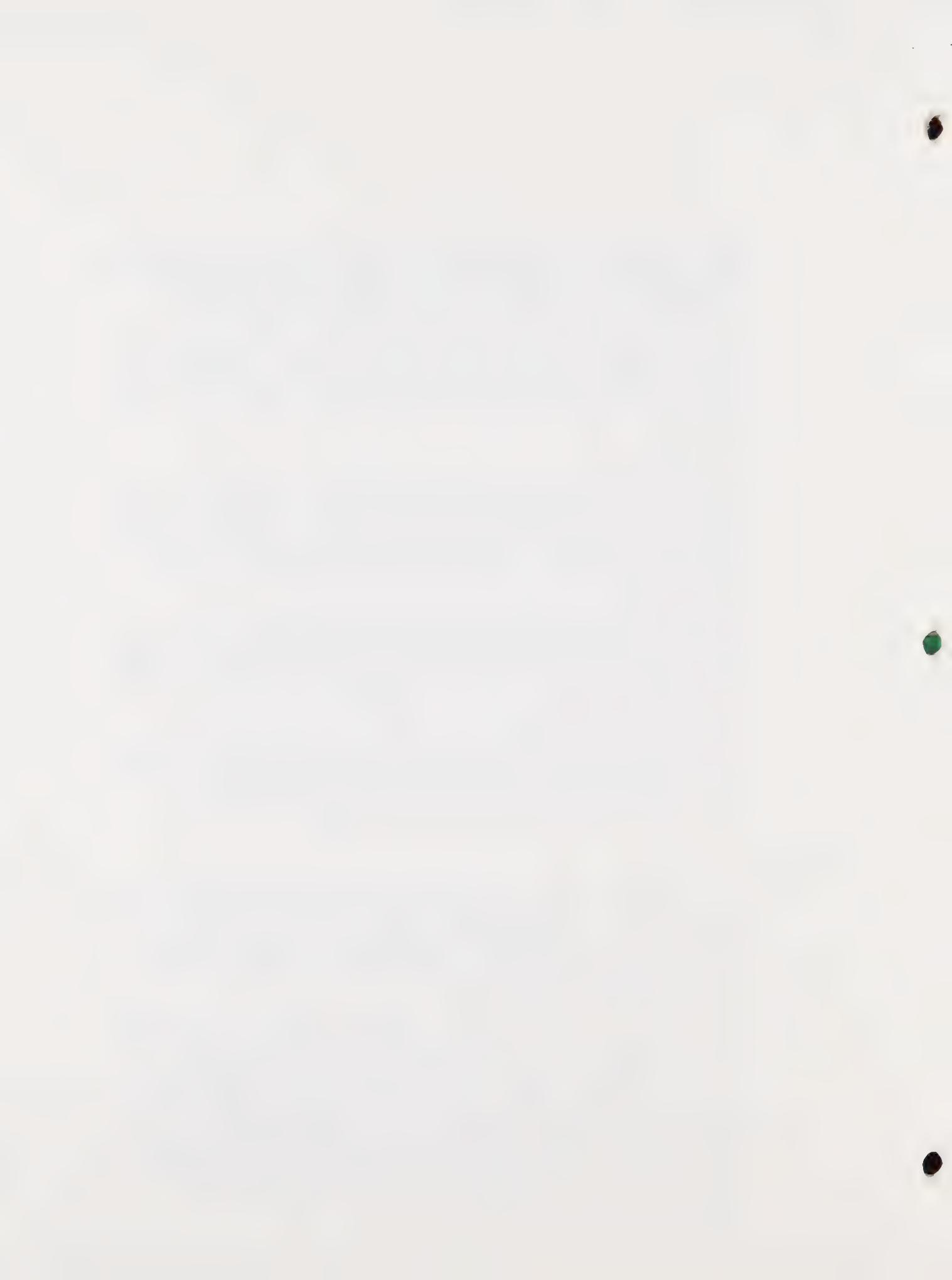
- 3) The City shall continue to publicize its actions and issues being considered by the Council. Mailed notices, notices on utility poles, newspaper ads and the City bulletin should be utilized.

d) Public Safety

- 1) Police services shall be provided at a minimum level in order to protect the public safety. Special services of a convenience and courtesy nature cannot currently be afforded. A multi-city police district with other jurisdictions should be analyzed when appropriate.
- 2) Fire services shall continue to be provided by Central Fire District. The Cities served by Central Fire District should maintain a policy-level advisory board for regular review of district activities and policies.
- 3) Municipal code enforcement as it may need to be accomplished to protect the public health and safety shall be accomplished by the City Administrator utilizing his resources, other public agencies or special services as approved by City Council.

e) Public Works

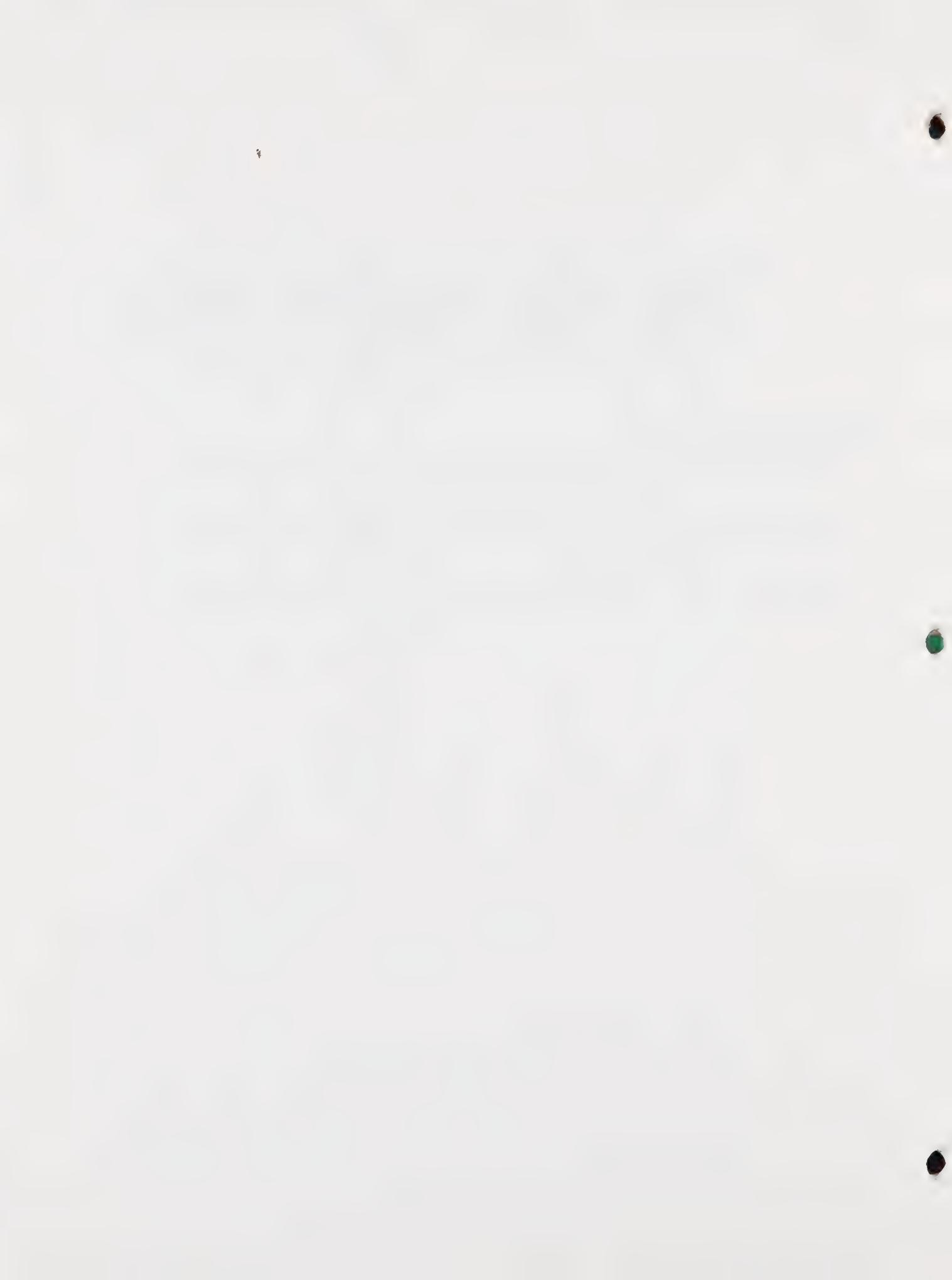
- 1) City maintenance of streets and storm drains shall be sufficient to protect the investment in capital improvements, to minimize public liability and to provide for the public's safety and the protection of private property from endangerment by public activity and facilities.
- 2) The City's resources being limited, private property owners shall assume maximum responsibility for self-protection and the minimization of endangerment to other private and public properties. Within the right-of-way, the City will maintain public improvements and provide for the appropriate use by the public. Other materials in the right-of-way, including natural vegetation, shall be considered the property of the fronting private property and maintained by the property owner.



- 3) City shall consider public improvement assessment districts where need and neighborhood support exists. Contribution of City funds should be considered as an incentive. Innovative financing, such as loans from the General Fund, may be considered.

IMPLEMENTATION MEASURES

1. Adopt annual operating and capital improvement budgets consistent with these policies.
2. Consider all legislative and policy matters within the context of these policies.
3. Adopt taxation programs necessary to provide a balanced budget.



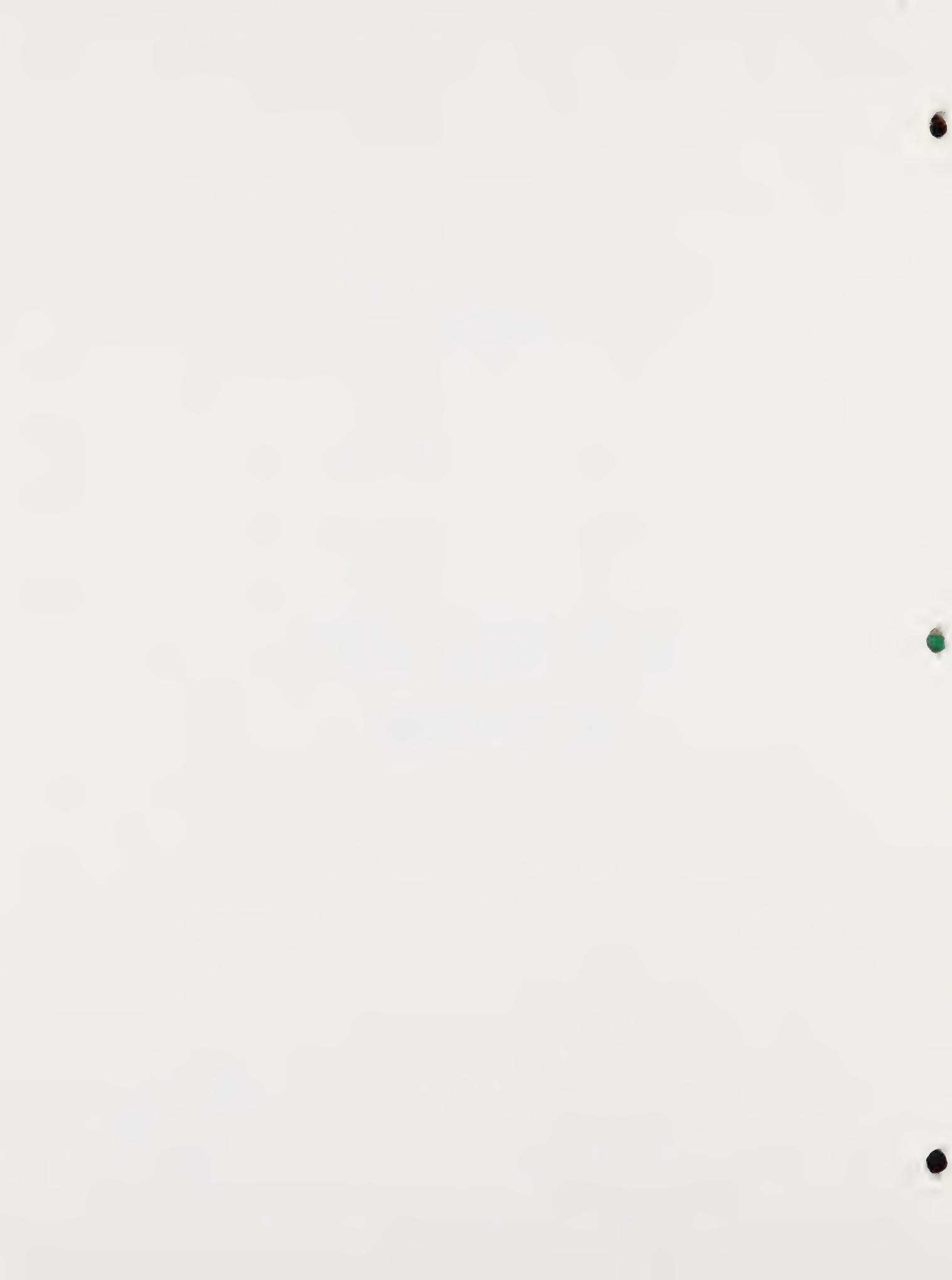
PART II

ADDITIONAL BACKGROUND, RESOURCE

and

REFERENCE MATERIALS

1982 General Plan
for the
City of Monte Sereno



CITY OF MONTE SERENO

June 1, 1982

General Plan

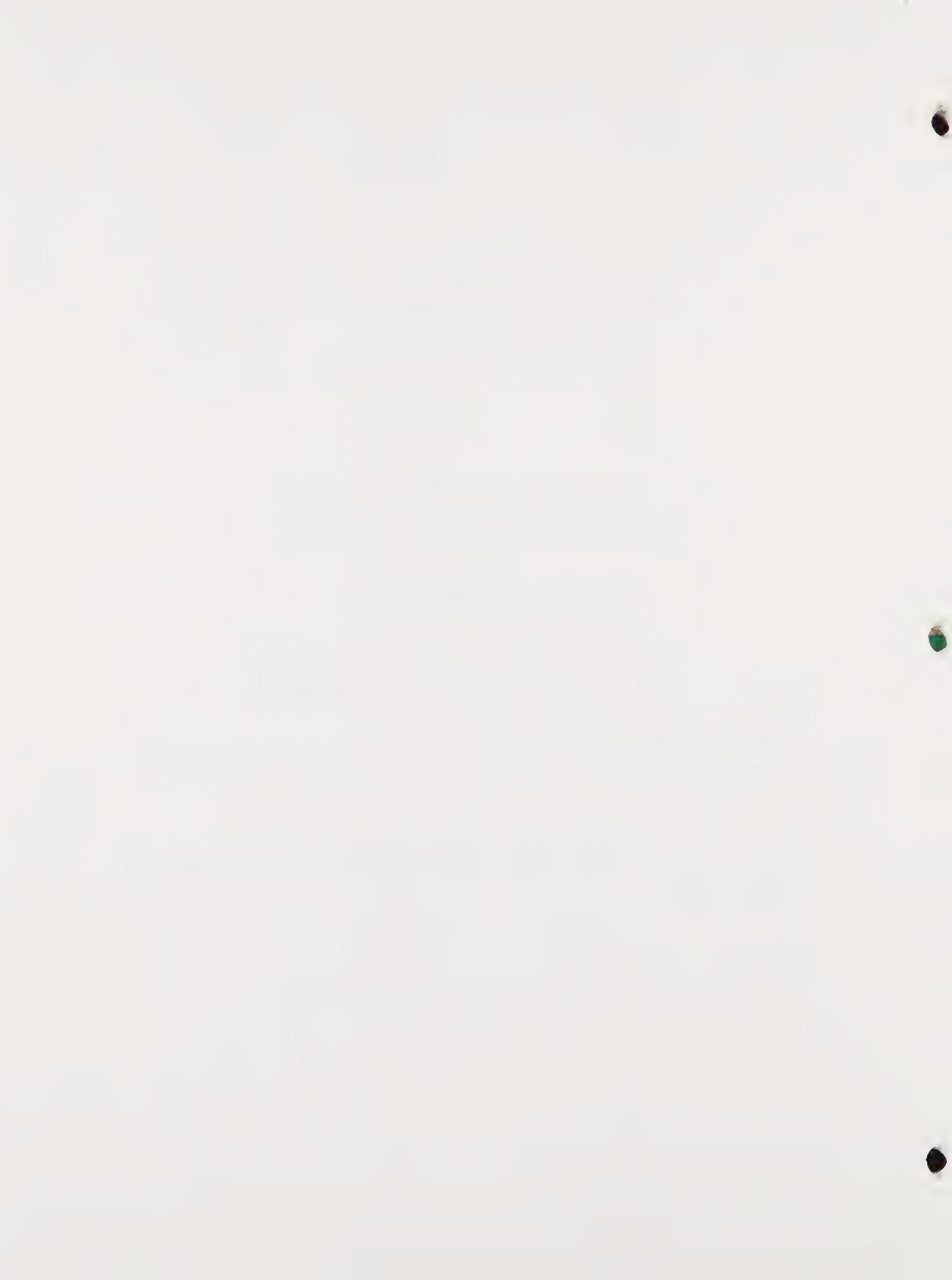
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ADDITIONAL BACKGROUND, RESOURCE

and

REFERENCE MATERIAL

- 1) Basic Data and Background Report, October 1981
- 2) Land Use Inventory, July 1981
- 3) General Plan Workshop Comments and Information Documents (3-13 and 3-23)
- 4) Policy Activity Summary, October 1981
- 5) Resolution 753 of the City of Monte Sereno adopted 3-16-82 adopting a revision to the ABAG Housing Shares Report of December 1981
- 6) Report and Recommendations of the Monte Sereno Citizens Committee
- 7) List of Special Resources Adopted by Reference



MONTE SERENO GENERAL PLAN

BASIC DATA AND BACKGROUND REPORT

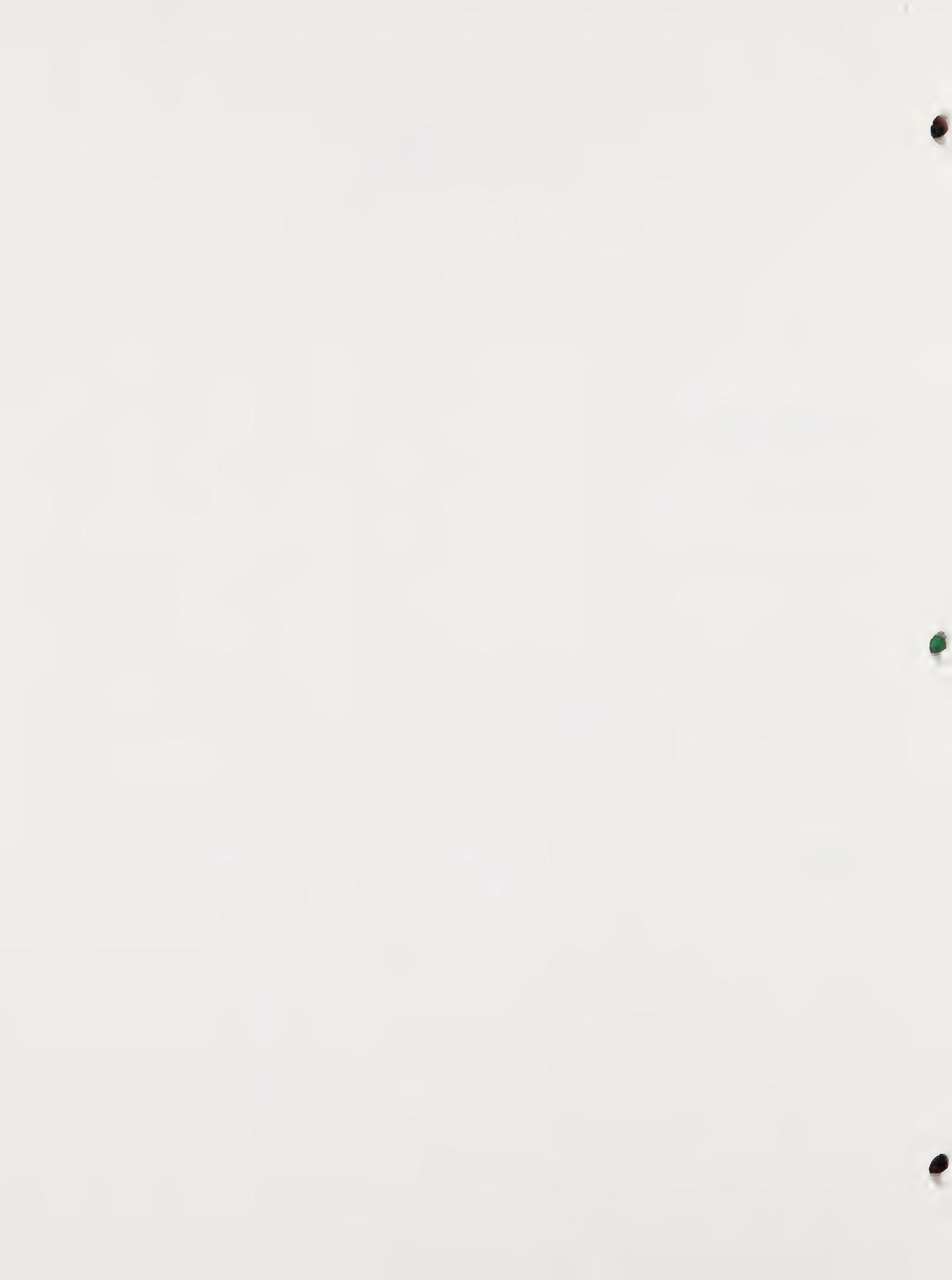
OCTOBER 1981

PREPARED BY

RUTH AND GOING, INC.
919 THE ALAMEDA
SAN JOSE, CALIFORNIA

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INTRODUCTION

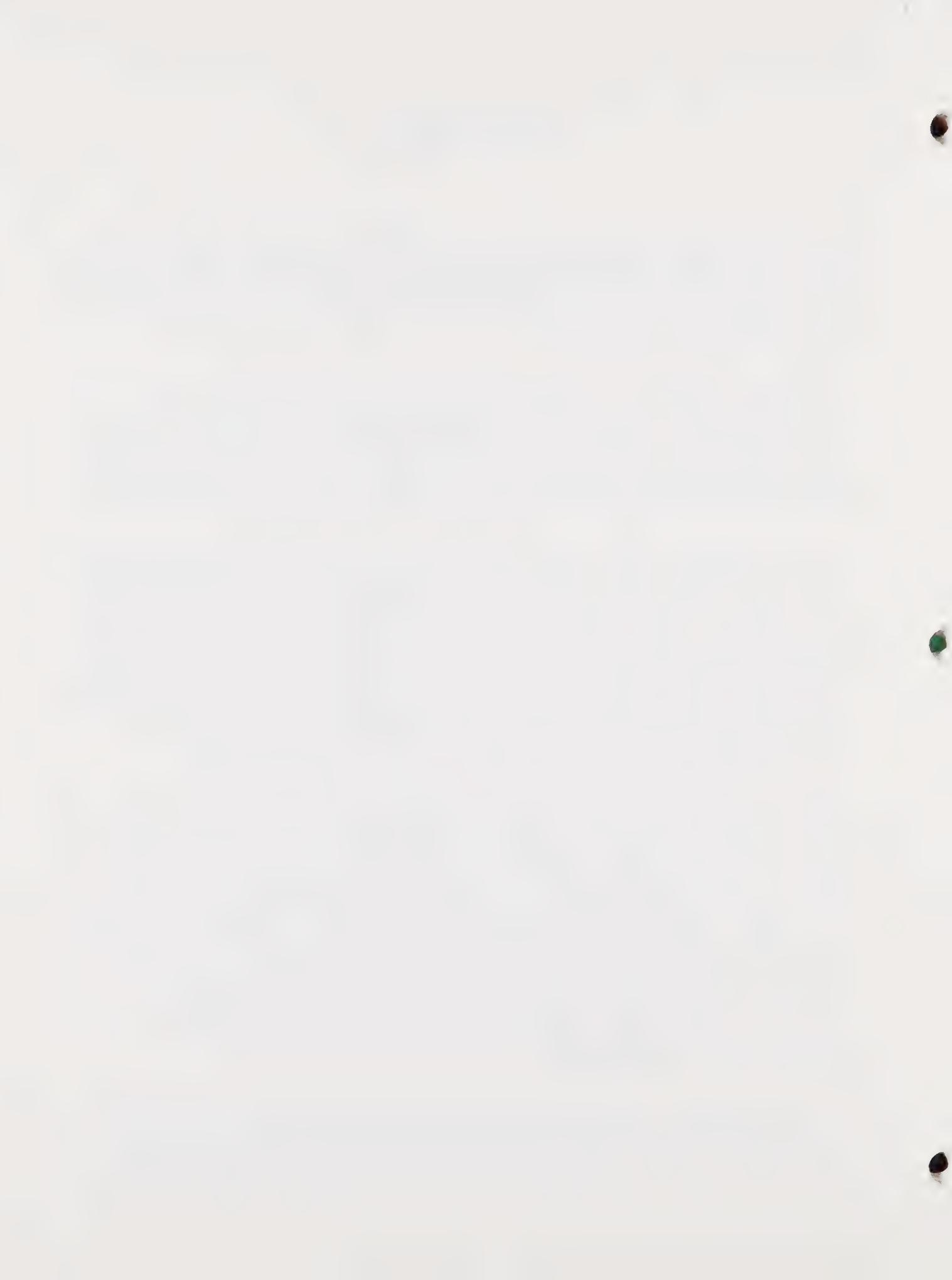
Since incorporation, the citizens of Monte Sereno have prepared three general plans, in 1958, 1963 and 1972. As Monte Sereno nears its build-out capacity, this General Plan review examines the City's development over the past 25 years and identifies the issues the city faces in the 1980's.

This document constitutes the data and analysis section of the Monte Sereno General Plan as specified by the State of California General Plan Guidelines. Data is presented for each of the required elements and provides the factual basis for the policies which will be formulated during Monte Sereno's current General Plan Review.

The City of Monte Sereno was incorporated in 1957 as a semi-rural residential community. Located between the villages of Saratoga and Los Gatos, in the foothills at the base of the Santa Cruz Mountains, the area that was to become Monte Sereno, had long been devoted to orchards, small farms, and country residences. Unlike most other cities in Santa Clara County, what became the City of Monte Sereno was not centered on a historic village or crossroad. Consequently, a commercial core never developed in the city, leaving Monte Sereno to this day strictly residential.

Rather than alter the character of the area that became the City of Monte Sereno, the 1957 incorporation served to preserve existing open space and the semi-rural residential qualities of the area.⁽¹⁾ As early as 1942 the County of Santa Clara had designated four zoning densities for the Monte Sereno area.⁽²⁾ Smaller, suburban, lots were located in the northeasterly section of Monte Sereno, close to the existing commercial and service centers of Los Gatos, while larger lots of one acre or more were located to the south and west. It was the desire to preserve the type of community County zoning regulations had fostered that was in fact the prime motivation for the incorporation.

An equally important motivation for Monte Sereno's incorporation was a desire by local residents to have limited local government. Monte Sereno has adhered to this objective over the years by limiting the size of city staff, contracting services and



avoiding ownership of public property. Monte Sereno owns no public parks or other facilities, fire protection is provided by the Central Fire District and police service is contracted to the Santa Clara County Sheriff's Department.

Monte Sereno's current General Plan was adopted in 1972. Like the previous General Plans of 1958 and 1963, the present General Plan emphasizes preservation of open space and semi-rural residential qualities. Generally, Monte Sereno's plan is consistent with regional and state policies and objectives. Among the plans which support in concept Monte Sereno's preservation policies are the Urban Development Strategy for California which seeks "to preserve environmentally sensitive areas and the integrity of established neighborhoods", the Santa Clara County General Plan which limits development in hillside areas and other "resource conservation areas" and the general plans of San Jose, Los Gatos, Saratoga and Palo Alto, which all limit development in sensitive foothill areas.



LAND USE

The Land Use Element was first required by the State of California in 1955. The element synthesizes the land use issues, constraints and opportunities which are addressed in the other eight elements. The Land Use Element should also promote a balanced and functional mix of land uses consistent with community values; guide public and private investment; reduce loss of life and property and social/economic dislocation resulting from flooding.

Over 98 percent of Monte Sereno's 990 acres are zoned for single family residential use. Approximately 69 acres is designated for private open space/agricultural use, public and private streets comprise 80 acres, while institutional uses (city office, school, church) comprise 12.6 acres. Less than 10 percent of the total acreage of Monte Sereno is undeveloped with approximately 95 percent of this area comprised of small infill parcels capable of yielding fewer than 5 lots per parcel.⁽³⁾

As a residential community, Monte Sereno does not include the variety of land uses that are typically found in most cities. As previously noted, Monte Sereno never had a commercial/industrial/institutional center. Consequently at the time of incorporation and at the general plan reviews since then in 1963 and 1972 Monte Sereno residents considered and eventually rejected the idea of broadening the range of land uses allowed within the city.⁽²⁾ In 1980 a Citizens Committee reaffirmed this position.⁽²⁸⁾

Other non-residential land uses are, however, provided in close proximity to the city by other jurisdictions. The Town of Los Gatos, in contrast to Monte Sereno, has historically been the commercial center for the southwestern part of the Santa Clara Valley. Los Gatos continues to provide a full range of commercial uses which in most cases are within one-half mile of Monte Sereno's city limit. Monte Sereno, in fact, is an integral part of the market areas of most Los Gatos businesses. In addition to commercial uses, Los Gatos, and to a lesser extent Saratoga, allow professional office, medical office and public recreation uses which benefit Monte Sereno residents.

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Industrial land uses are located nearby in Los Gatos, and slightly further away in Campbell. While many of Monte Sereno's employed residents work in North Valley cities, preferring longer commute distances in order to gain the benefits of living in Monte Sereno, industry in Los Gatos and Campbell does provide Monte Sereno residents with the opportunity to have shorter home/work commutes.

Monte Sereno has four General Plan designations as described below:⁽²⁾

Lower Density Residential: (0-1 du/acre) is the city's lowest residential density with approximately 75 percent of the city having been given this designation. Low Density Residential areas are primarily those with steeper slopes and are generally located in the southerly and westerly portion of the city.

Medium Density Residential: (1-2 du/acre) provides a transition between the city's low and high density area. Only 3 percent of the city has been designated medium density residential. The majority of land with this designation is located on the north side of Daves Avenue.

Higher Density Residential: (2-4 du/acre) has been designated on Monte Sereno's eastern border adjacent to the higher density neighborhoods and commercial areas of Los Gatos. Land within this general plan designation tends to be flatter than the rest of Monte Sereno and comprises 16 percent of the total city area.

Agricultural/Conservation: As the city's open space designation it includes the Claravale Dairy Farm and the common areas of Loma Serena and Tract 5970 (George Day) subdivision. Approximately 69 acres are included in this designation.

The General Plan also designates several specific institutional uses: Community Center, including the City offices, Post Office and Red Cross, School (Daves Avenue School) and Church (First Baptist Church of Los Gatos).



CIRCULATION

The emphasis in the Circulation Element today is on a multi-modal transportation system. The element should cover, as completely as pertains to the community, areas such as streets and highways, public transit, bike and pedestrian facilities and railroads.

Monte Sereno's major thoroughfares are used primarily by traffic passing through the city. The city's busiest arterial is State Highway 9, Los Gatos-Saratoga Road. As the name implies, this is the major route between those two cities. Bisecting Monte Sereno and separating the hillside areas from the more gently sloping parts of the city, Highway 9 is nevertheless an unobtrusive roadway, buffered by trees and natural terrain from adjacent residential neighborhoods.

The other major arterials used by Monte Sereno residents are located at the periphery of the city. Winchester Boulevard, to the east, carries traffic between Los Gatos and Campbell and San Jose to the north. On the city's western edge, Quito Road provides the other major north/south connection between Highway 9 and points to the north of the city. As in the case of Winchester Boulevard, relatively few Quito Road trips begin or end in Monte Sereno.

The proposed Route 85, extending from Stevens Creek Boulevard in Cupertino to Route 101 in San Jose, would be expected to divert much of the traffic that currently uses Winchester Boulevard, Quito Road and Highway 9. This freeway has been planned for over 20 years and although an EIS for the project was completed in 1979, there is little prospect that the freeway will be completed in the near future. ⁽⁸⁾

Most other streets in Monte Sereno are looped, end in cul-de-sacs or in some other way provide limited neighborhood access. Several of these streets however have in effect become minor arterials as drivers attempt to avoid major thoroughfares in times of peak congestion.

The 1969 joining of Twin Creeks Drive, Via Caballero and Daves Avenue, for example, made that connection the only thorough route between Quito Road and Winchester Boulevard, north of Highway 9 and south of Pollard Road. Neighborhood concern over increased traffic on Twin Creeks/Via Caballero/Daves Avenue caused the city to commission two studies in the 1970's. One, the 1976 DeLeuw, Cather & Company report, confirmed neighborhood concerns by finding that approximately 25 percent of Twin Creeks/Via Caballero/Daves traffic was not neighborhood related.⁽⁶⁾ This high proportion of external traffic for an ostensibly local serving street, led DeLeuw Cather to make a number of recommendations geared towards lowering speeds, increasing visibility and generally improving traffic safety.

The other report, authored by the Santa Clara County Transportation Agency in 1978, was an engineering study for only the Daves Avenue leg of the Twin Creeks/Via Caballero/Daves connection.⁽⁷⁾ It found that average daily traffic (ADT) for Daves Avenue was 3900 vehicles per day, not excessive for a collector street, and that traffic accidents were 50 percent lower on Daves Avenue than the statewide average for urban two-lane streets. The 1978 study recommended no change in the design of Daves Avenue.

In addition to the Twin Creeks/Via Caballero/Daves connection, several other residential streets are experiencing increased through traffic. These include Rose Avenue/Andrews Street which allows traffic to "short cut" around the Highway 9/Santa Cruz Avenue intersection in Los Gatos. Similarly, Ridgecrest Avenue/Beck Avenue/Hernandez Avenue provides the same function for traffic going to and from Saratoga to downtown Los Gatos and Santa Cruz. Ridgecrest Avenue/Beck Avenue/Hernandez Avenue is not only residential like Twin Creeks/Via Caballero/Daves Avenue, but also has sharp curves and relatively steep grades and is clearly inappropriate for use as a major city street.

Monte Sereno is served by bus routes operated by the Santa Clara County Transit District; Route 27 runs along Saratoga-Los Gatos Road through Monte Sereno and Route 60 runs along Winchester Boulevard. Both are regularly scheduled routes running every 15 minutes during peak hours and every 30 minutes during mid-day.⁽⁹⁾

There are no officially designated trails or pathways within the Monte Sereno city limits although several existing and proposed trails and pathways linking public parks and open space preserves are located within the Monte Sereno Sphere of Influence.⁽¹⁰⁾

The Santa Clara County General Plan calls for an arterial bikeway along Route 9 though Monte Sereno. The City is currently working with Caltrans to implement bike lanes along that route.⁽¹¹⁾

HOUSING

The Housing Element has been required of California cities since 1967. The element has three objectives: to provide for decent housing in a satisfying environment; provision of adequate housing selection by location, type, price and tenure; develop a balanced residential environment with access to employment opportunities, community facilities and adequate services.

The San Francisco Bay Area and Santa Clara County face severe housing problems which include soaring costs and a locational imbalance between jobs and housing. Over the past several years local governments, the State and private interests have been working to resolve some of these problems associated with housing in the Bay Area. Monte Sereno has actively attempted to help in the resolution of some of these problems. The City, for example, has encouraged housing development by having among the lowest building fees in Santa Clara County while its on-site and off-site development requirements are no more restrictive than other local cities. Over the years, the Monte Sereno City Council has looked favorably at continued development within the constraints outlined by the General Plan. Additionally, in terms of the jobs/housing issue, Monte Sereno, with no industry or businesses, makes a positive contribution to the region by providing housing for residents who work in other cities without creating population generating employment.

Monte Sereno, as a small city, is limited in its ability to resolve regional housing problems. To put the City in perspective, Monte Sereno's 1156 existing housing units are equivalent to 3 percent of the average number of housing units built annually in the Bay Area in recent years.⁽¹²⁾ More significantly, various constraints allow for only 118 additional new units to be constructed within the present city limits.⁽³⁾ Among these constraints are the city's long standing concern with the preservation of natural features, open space and existing residential neighborhoods, limited sewer capacity and lack of transportation facilities and public transit services (notably Route 85). Thus, while the City is making every effort to provide housing, internal and external constraints limit the number of potential units. Additionally, private market forces

continue to dictate the cost of housing, putting the price of homes in Monte Sereno and most other Santa Clara County communities out of the reach of most buyers in the Bay Area. In 1980, the state legislature passed a new law, AB 2853, requiring the general plans of cities to consider regional housing needs as determined by their Council of Governments (COG).⁽¹³⁾ ABAG, the local COG, has not yet performed their analysis due to lack of funding.⁽¹⁴⁾

According to the July 1981 Housing Inventory, there are 20 substandard housing structures in Monte Sereno. Housing rehabilitation has occurred in the City as a result of private initiative. The City receives no federal Housing and Community Development (HCD) funds. The City has historically elected to avoid federal and state assistance in order to assure maximum local control.

OPEN SPACE AND CONSERVATION

The Open Space and Conservation Elements are often combined as one element by cities and counties in California since the elements have related objectives. The Conservation Element's aim is to promote the protection, maintenance and use of natural resources, prevent wasteful exploitation of natural resources and recognize the ecological as well as economic value of natural resources. In the same vein the Open Space Element assures that local government recognize open space as a limited and valuable resource.

Open Space

Open space lands in Monte Sereno are primarily privately held. The largest open space preserves are the common areas of the residential subdivision, Loma Serena, which comprise approximately 47 acres; the George Day Common Green, 6 acres; and the Claravale Dairy Farm, 16 acres, which is under the Williamson Act Contract and is expected to remain open space for at least the next 10 years.⁽³⁾

The City of Monte Sereno maintains neither public parks nor any other public open space. However, the Los Gatos Elementary School District operates Daves Avenue School, which provides nine acres of open space in the northeastern section of Monte Sereno.

There is both public and private open space outside the city limits which is in close proximity to Monte Sereno. These open space areas include Vasona Lake County Park, Villa Montalvo County Park, Oak Meadow Park (a Los Gatos city park) and El Sereno Open Space Preserve, operated by the Mid-Peninsula Open Space District. La Rinconada Country Club, located adjacent to Monte Sereno's northerly city limit is private open space.

Aside from the General Plan designated open space, Monte Sereno's low residential density also creates approximately 739 acres of privately owned open space throughout

the city.⁽³⁾ From the time of incorporation, the City intended that low residential development provide not only visual open space, but also useable private recreational and open space, mitigating much of the need for public parks and recreational areas.

An integral part of Monte Sereno's open space is the mountainous area to the west which provides a visual backdrop to the city. While most of the mountainous area is outside the city limits, they are within the Monte Sereno Sphere of Influence and are generally perceived to be part of Monte Sereno. Most of the land in the mountainous area is privately owned, but the Santa Clara County General Plan designates the area "Hillsides", limiting development and preserving its open space quality.⁽¹⁵⁾ Approximately 1000 acres of Monte Sereno's Sphere of Influence, including the mountain which gives Monte Sereno its name, is included in the El Sereno Open Space Preserve.

Land Resources

Monte Sereno's low residential density creates the appearance that the city remains, to a great extent, undeveloped. On the contrary, the 1981 Land Use Inventory indicates that fully 91 percent of the city is developed.⁽³⁾ This includes 16 acres in agricultural use. The efficient use of remaining vacant land within the city limits is facilitated by the city's zoning and land development regulations which fully account for environmental and safety hazards associated with development. Likewise, in the Monte Sereno Sphere of Influence, development is severely restricted by the General Plan and slope density zoning of the County of Santa Clara.⁽¹⁵⁾ In general, the City believes that low density residential is the highest and best use for sloping, vegetation covered hillsides, a use which preserves an aesthetic resource while providing for a compatible economic use.

Wildlife and Vegetation Resources

Monte Sereno's semi-rural environment and its proximity to the Santa Cruz Mountains afford wildlife a more hospitable environment than typically found in the urbanized Santa Clara Valley. Among the species that have been observed within the city limits are possums, raccoons, deer and quail. No federally endangered designated wildlife species have been observed in the city limits or in the Sphere of Influence, although

mountain lions, a protected species, have been sighted in the Santa Cruz Mountains within Monte Sereno's Sphere of Influence.⁽⁴⁾ While there are no formal wildlife preserves in Monte Sereno or its Sphere of Influence, the large amount of remaining open space insures the preservation of various wildlife habitats.

Monte Sereno is characterized by a great variety of flower, shrub and tree species contributing to the overall semi-rural atmosphere of the city and providing scenic and visual benefits. The land use regulations described earlier, which protect Monte Sereno's open space, also have the effect of preserving existing natural vegetation. Additionally, Monte Sereno has a tree ordinance which protects trees within the City.

Watersheds and Flood Control

The Santa Clara Valley Water District is responsible for flood control and protection of watersheds in Monte Sereno. Three creeks flow through the city, San Tomas Aquino, Almendra and Daves Creeks.⁽²³⁾ Daves Creek has been piped to the maximum extent possible while San Tomas Aquino and Almendra Creeks have been left in their natural state.⁽²⁾ Current city regulations limit development in the flood plains of these creeks.

The areas of the city southwest of Highway 9, as well as all of Monte Sereno's Sphere of Influence, is part of the Santa Cruz Mountains watershed. As such, it is a valuable resource and an integral part of Santa Clara County's water supply system.⁽¹⁵⁾ City and county land development regulations limit development in these watershed areas, thereby aiding in the preservation of this resource.⁽¹⁶⁾

Historical/Cultural Resources

Several Monte Sereno homes have been included in the Santa Clara County Heritage Resource inventory.⁽¹⁷⁾ These include: Arroyo del Ajo, located at 16250 Greenwood Lane, built in 1934 by author John Steinbeck (Grapes of Wrath and Of Mice and Men were both written by Steinbeck while he lived in the house); 17560 Daves Avenue, built in 1873; 17990 Daves Avenue, built in 1890 by a retired seaman; 16091 Greenwood Road, built in 1913 by a former dean of the Yale Medical School; Claravale Dairy; Kavin House, 17825 Daves Avenue; and Hemphill House, Whitey Road, built in 1902.

SEISMIC SAFETY AND SAFETY

The Safety Element and Seismic Safety Element, required by the State since 1974, are often combined as one element. The intent of the safety element is to reduce death, injuries and damage to property resulting from fire, geologic hazards and other public safety hazards while the seismic safety element has the same goals in respect to earthquakes and associated hazards.

Flooding Hazards

Two small areas of Monte Sereno near San Tomas Aquino Creek totaling less than 5 acres are subject to flooding from the 1 percent event.⁽¹⁸⁾ The overwhelming majority of homes in these areas are constructed above the base flood elevation. Recognizing the minimal danger of flooding, the Federal Emergency Management Agency has withdrawn the city from the emergency program of the National Flood Insurance Program.⁽¹⁹⁾

Fire Hazards

The Central Fire Protection District provides fire protection to the city of Monte Sereno. The Quito Fire Station located on Saratoga-Los Gatos Road at Austin Way, serves most of the city with one engine and three firemen.⁽²⁰⁾ Portions of eastern Monte Sereno are served primarily by the Central Fire District Station at Winchester Boulevard and Lark Avenue and a larger station in Los Gatos on University Avenue.⁽²⁰⁾

Response time to most of the area within the Monte Sereno city limits is 3 minutes or less. Virtually all of the incorporated areas of Monte Sereno have a Class 4 ISO (Insurance Service Office) rating, a standard urban rating indicating availability of fire hydrants and satisfactory access. Small areas of Monte Sereno's hillsides south of Highway 9 have a Class 8 ISO rating because they are beyond 500 feet from a fire hydrant and have poor access.⁽²⁰⁾

Potential fire hazards are greatest in the area of the city south and west of Saratoga-Los Gatos Road and in the area to the southwest of the city in Monte Sereno's Sphere of Influence. Fires in these areas are particularly difficult to control due to the steep terrain, low humidity during the summer, high fuel content of the hillside vegetation, difficulty of access and lack of adequate water supply.⁽²⁴⁾ All of the city's sphere of influence and a portion of the city, south of Saratoga-Los Gatos Road is included in the Fire Hazard Area adopted by the Monte Sereno City Council and the Santa Clara County Board of Supervisors.⁽¹⁵⁾ The Central Fire Protection District is currently proposing to include all of the area south of Highway 9 in the Fire Hazard Area.⁽²⁰⁾

The City of Monte Sereno has adopted the Uniform Fire Code which includes standards for hazardous fire areas. The Central Fire Protection District has also instituted standards for new development covering access roads, construction details, driveways, gates and barriers and water supply sources.

Seismic Hazards

No known active or potentially active earthquake faults exist within the city limits of Monte Sereno. However, the potentially active Shannon Fault is believed to pass through Los Gatos just north of the Monte Sereno city limits.⁽²¹⁾ An official Alquist-Priolo Special Studies Zone encompassing this fault trace has been designated by the State of California and includes a 12 acre portion of Monte Sereno in the vicinity of La Rinconada Drive and Winchester Boulevard. Additionally, the active San Andreas Fault traverses the Monte Sereno Sphere of Influence southwesterly of Lyndon Canyon.⁽¹⁵⁾ No portion of the area within the Monte Sereno city limits lies within the San Andreas Fault Special Studies Zone.

Seismic hazards include ground shaking, ground failure, ground displacement and earthquake generated water movements. Of these, ground failure, particularly earthquake induced landslides, is of greatest concern to Monte Sereno residents. Approximately 75 percent of the city is located in a Ds zone, a geological designation indicating an area with a high potential for earthquake induced landslides.⁽²¹⁾ Landslides, such as those that might be expected to occur, involve downslope

movement of soil and rock and may include rockfalls and earthflows. The slides are generally due to failure of surficial soil, colluvium, bedrock or a combination of the three. Landslides, even in areas of gentle slopes, can result from liquefaction of subsurface soils due to seismic activity.⁽⁴⁾

Approximately 25 percent of the city of Monte Sereno, primarily the city's northwest corner, lies in an E/F zone, an area designated by the Santa Clara County Relative Seismic Stability Map as having moderate to low potential for geotechnical hazards.⁽²¹⁾

SCENIC HIGHWAYS

The Scenic Highway Element has been mandated by the State of California since 1974. The element is intended to encourage local jurisdictions to identify scenic corridors and to develop plans to protect them. The plan may include official State Scenic Highways, official County Scenic Highways and local Scenic Highways.

The City of Monte Sereno has within its city limits one of the earliest official State Scenic Highways, the section of State Route 9 between Saratoga and Los Gatos. Skyline Boulevard, Route 35, another official State Scenic Highway passes through Monte Sereno's Sphere of Influence. Santa Clara County has also designated two rural roads within Monte Sereno's Sphere of Influence, Montevina Road and Black Road as roads which are inappropriate for recreational driving, but are nonetheless in need of scenic protection. Adopted County zoning regulations protect the scenic quality of these corridors. ⁽¹⁵⁾

The current Monte Sereno General Plan proposes to designate Winchester Boulevard and Quito Road as local Scenic Highways in cooperation with the Town of Los Gatos and the City of Saratoga. ⁽²⁾ No action to implement this proposal has yet been taken by any of the three cities involved although Saratoga's General Plan and plan line provide for preservation of Quito Road's natural environment. ⁽⁵⁾

NOISE

Of all state mandated elements, the Noise Element is the most specific in terms of content and method of preparation. Among other things, the Noise Element must consider environmental noise emanating from highways, freeways, primary arterials, local streets, freight and passenger operations, airports, industrial plants and other stationary noise sources.

Monte Sereno, as a low density residential community, experiences particularly low community noise levels. Few of the most common urban noise generators are found within the city limits. As a result, most of Monte Sereno's land uses are compatible with established state criteria for determining land use compatibility with community noise environments. (25)

Although the City has no noise ordinance in keeping with the desire to limit repetitive government regulation, the State Motor Vehicle Code restricts most automotive noise sources while the City's Municipal Code prohibits other potential noise generators such as ducks, roosters, etc. Barking dogs, which have prompted the only noise complaints in Monte Sereno in recent years, are subject to the City nuisance ordinance. The City also relies on Federal and State restrictions on construction equipment. Noise in Monte Sereno is primarily traffic related with the major noise source being Highway 9, Saratoga-Los Gatos Road. Approximately 50 structures are within the 60 dBA zone encompassing Highway 9. (22)

Measured noise levels for other major streets in Monte Sereno are not available. However, as traffic generated noise is a function of speed, traffic volume and distance from the roadway, it can be assumed that in addition to Highway 9, the greatest noise producing arterials are Winchester Boulevard and to a much lesser extent, Daves Avenue, Bicknell Road and Twin Creeks Road/Via Caballero.

Based on noise contours for Winchester Boulevard produced for the City of Campbell noise element, it can be assumed that approximately 12 residences adjacent to

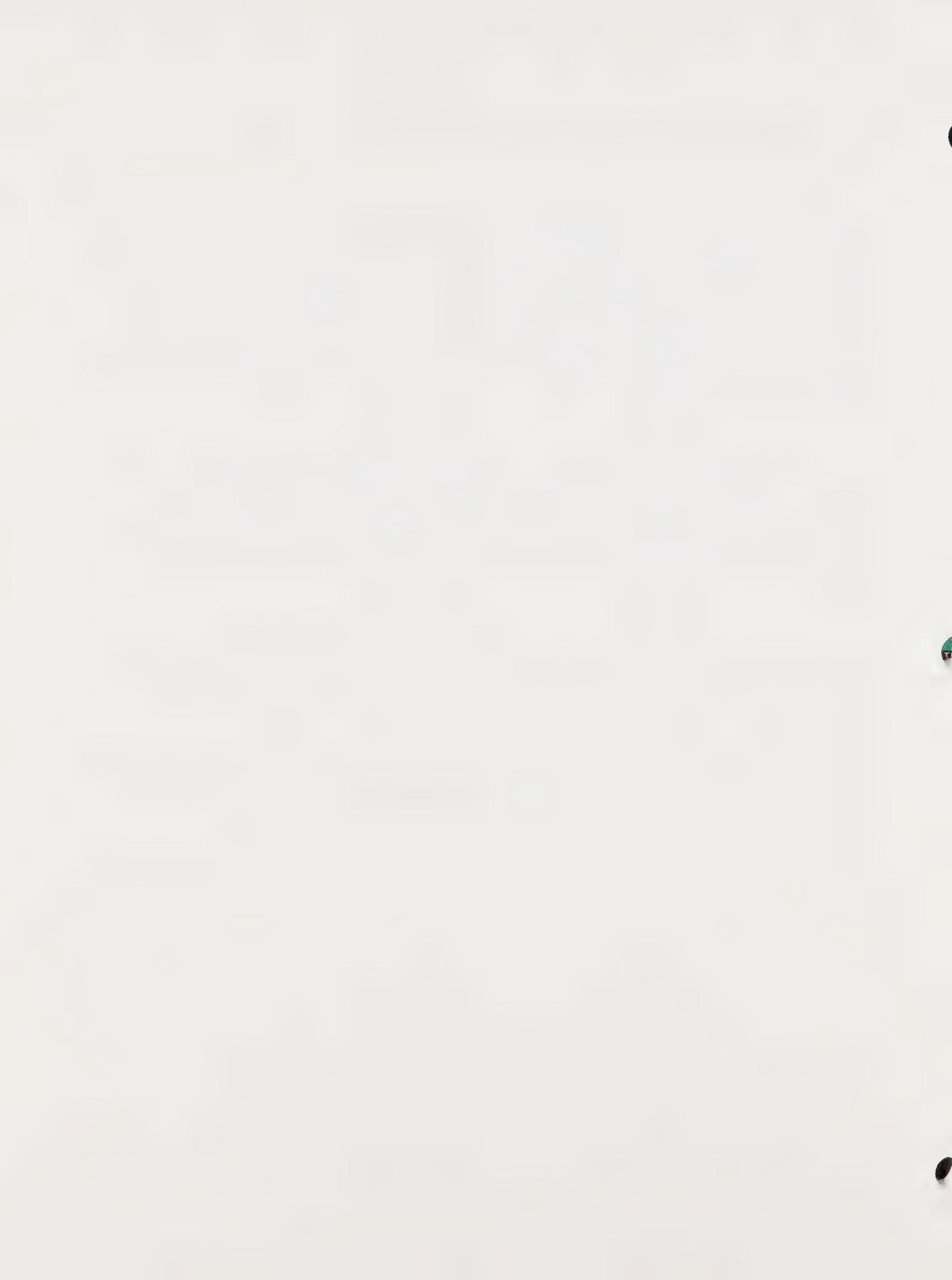
Winchester Boulevard, as it passes through Monte Sereno, are within the limits of the 60 dBA zone.⁽²⁵⁾

Based on information derived from typical noise modeling techniques the noise levels along Daves Avenue, Bicknell Road and Twin Creeks Road/Via Caballero are below the 60 dBA level.⁽²⁷⁾ This assumption is founded in the fact that under normal roadway conditions, such as those found along the subject roads, traffic volumes have to be in excess of 300 vehicles/hour and traffic speeds to be at least 35 MPH to produce average noise levels above 60 dBA. Traffic volumes are not likely to approach 300 vehicles/hour on the streets.

Daves Avenue School would be considered the only noise sensitive location in Monte Sereno. Although Daves Avenue would probably have higher noise levels than most residential streets in Monte Sereno (due to its somewhat higher traffic volume) it is unlikely that ambient noise levels at the school site are above normally acceptable limits.

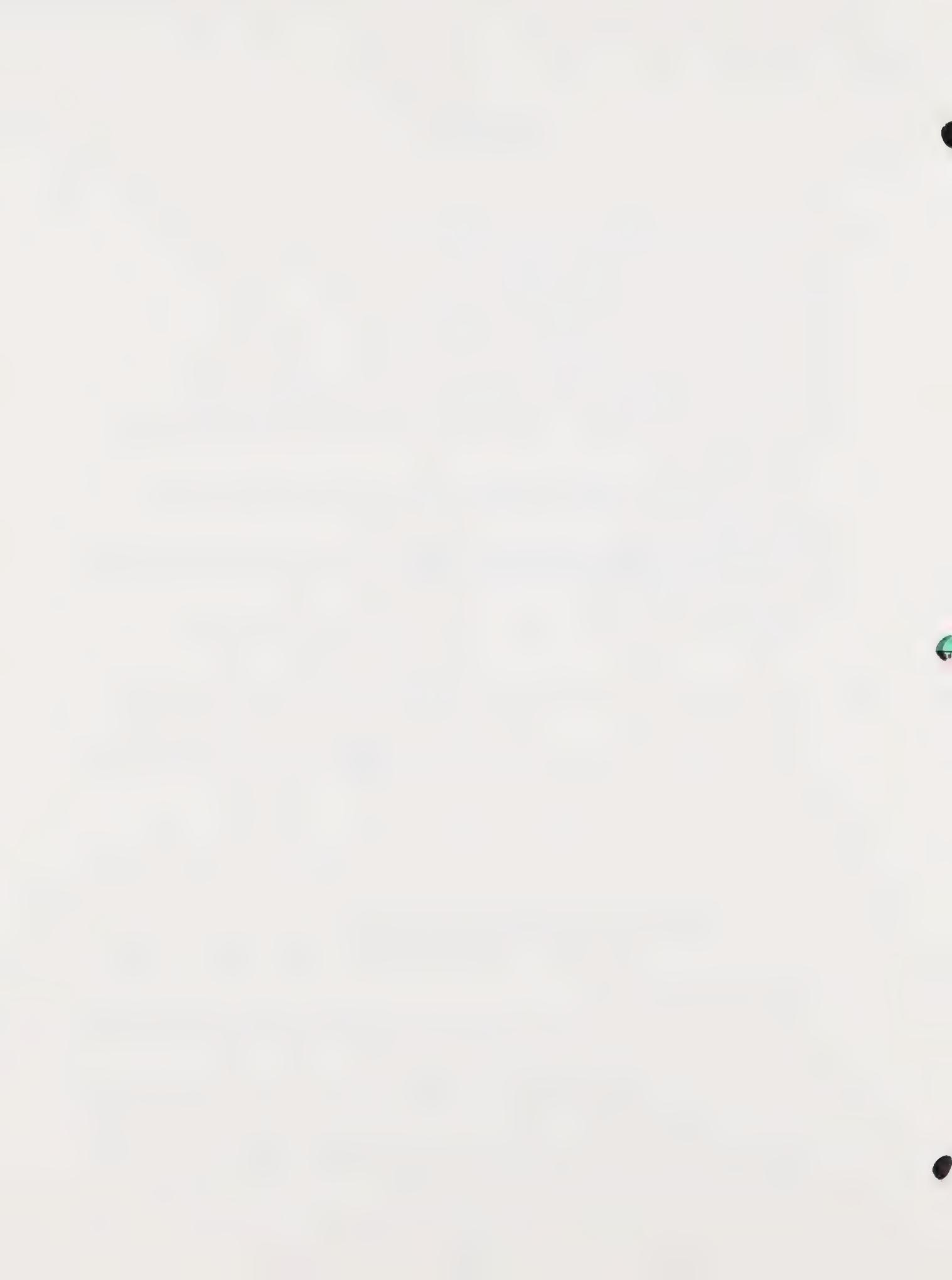
No other noise sensitive uses such as hospitals, rest homes, or medical offices are located in Monte Sereno and as a result, no additional noise monitoring has taken place in the City.

Noise levels are in Monte Sereno are expected to remain fairly constant assuming no significant change in transportation infrastructure and land use.



FOOTNOTES

1. Monte Sereno City Council Report, August 15, 1957.
2. City of Monte Sereno, General Plan: 1972.
3. City of Monte Sereno, Land Use Inventory, 1981.
4. Town of Los Gatos, General Plan, October 16, 1980.
5. City of Saratoga, General Plan and Basic Data and Background Report, 1974.
6. DeLeuw, Cather & Company, "Twin Creeks/Via Caballero Neighborhood Traffic Study", July 7, 1976.
7. Santa Clara County Transportation Agency, Daves Avenue Engineering and Traffic Study, May 1978.
8. Caltrans, Draft EIR/EIS West Valley Transportation Corridor, Unconstructed Route 85 Santa Clara County, October 1979.
9. Santa Clara County Transit District, "Santa Clara County Transit System Map", July 1980.
10. County of Santa Clara, Trails and Pathways Master Plan, May 1978.
11. Correspondence from M. Lee, Caltrans, to B.L. Olmsted, City of Monte Sereno.
12. Bay Area Council, Housing: The Bay Area's Challenge of the '80's, December 1980.
13. AB 2853, Chapter 1143, Statutes of 1980.
14. Memorandum from R.A.F. Tranter, ABAG, to City of Monte Sereno, August 21, 1981.
15. County of Santa Clara, General Plan, November 1980.
16. County of Santa Clara, Environmental Management Agency, Land Development Regulations, 1979.
17. County of Santa Clara, Santa Clara County Heritage Resource Inventory, October 1975 and Mrs. Dorothea Bamford.
18. U.S. Department of Housing and Urban Development "Floodway Map, City of Monte Sereno, California", January 3, 1979.
19. Correspondence from R.W. Krimm, Federal Emergency Management Agency to City of Monte Sereno, March 19, 1981.



20. Chief Ronald Moore, Central Fire Protection District.
21. County of Santa Clara, "Geological Hazards Map", March 1978.
22. Caltrans, Noise Contours for Monte Sereno (map).
23. Federal Insurance Administration, Flood Insurance Study, City of Monte Sereno, 1978.
24. City of Palo Alto, Foothill Fire Hazard, 1968.
25. State of California, Guidelines for Preparation and Content of Noise Elements of the General Plan, Figure 2, February 1976.
26. City of Campbell, Noise Element, Countour Maps, February 1975.
27. Highway Research Board, NCHRB Report 117, Traffic Noise Model, 1971.
28. City of Monte Sereno, "Report and Recommendations of the Monte Sereno Citizens Committee", June 2, 1980.

LAND USE INVENTORY

ALL LAND USES BY CATEGORY

<u>Land Use Category</u>	Number of Parcels	Area (Acres)
Single Family Residences	1156	908
Commercial Parcels	0	0
Multi-family Residences	0	0
Churches	1	3.5
Schools	1	8.5
Government Buildings (City Office/Post Office)	1	0.2
Miscellaneous Institutional (Red Cross Community Center)	1	0.4
Agricultural Enterprise (Dairy in Williamson Act)	2	16.0
Public Open Space (Visual only)	<u>3</u>	<u>53</u>
	<u><u>1165</u></u>	<u><u>990</u></u>

Roads - 12.3 Miles X 50' = 75 Acres public roads
 - 1.2 Miles X 35' = 5 Acres private roads
 80 Acres
 (included in each land use inventory)

RESIDENTIAL LAND USE BY ZONE

Zone	R-1-8	R-1-20	R-1-44	Totals
Allowable Coverage	40%	30%	20%	-
Number of Parcels	446	94	616	1156
% of Total	39%	8%	53%	100%
Area in Zone (Acres)	165	70	739	974
% of Total	17%	7%	76%	100%
Private Open Space Minimum % of Lot *	60%	70%	80%	-
Private Open Space Area (Acres)	99	49	591	739

*Results from coverage limits

CITY OF MONTE SERENO

JULY 1981

OPEN SPACE INVENTORY

	<u>Parcels</u>	<u>Area (Acres)</u>
Loma Serena Common Green	2	47
Tract 5970 (Day) Common Green	1	6
Williamson Act Lands	2	16
Total	5	69 Acres

DEVELOPMENT POTENTIAL

I. Existing but unbuilt lots:

<u>Zone</u>	<u>Number</u>
R-1-8	4
R-1-20	1
R-1-44	<u>18</u>
Total	23

II. Potential Subdividable Parcels

<u>Zone</u>	<u>R-1-8</u>	<u>R-1-20</u>	<u>R-1-44*</u>	<u>Totals</u>
No. of Dividable Parcels	18	2	30	50
% of Total	36%	4%	60%	100%
Dividable Parcels (Acres)	16.8	3.9	115.7	136.4
% of Total	12%	3%	85%	100%
No. of Potential Lots	36	3	56	95
% of Total	38%	3%	59%	100%

* Includes 16 acres currently zoned Agricultural.

III. Qualitative Aspects of Potential Subdivisions

<u>A. Subdivision Size</u>	<u>Number</u>
5 - 10 units	2 parcels
1 - 4 units	<u>48 parcels</u>
Total	50 parcels

B. Location

60% of lots in hillside areas;

IV. Holding Capacity

A. Existing Units in City Limit	- 1156
B. Potential Units in City Limit	- 118
C. Total Holding Capacity in current City Limit	- 1274
D. Percent developed	- 91%
E. Holding Capacity in existing Urban Service Areas	- 138

HOUSING INVENTORY AND ANALYSIS

Category*		Number	% of Total
H	-	110	10
M	-	590	51
M/L	-	75	6
L (Large lot)	-	134	11
L (Small lot)	-	227	20
S	-	20	2
	Total	1156	100%

*Category Definitions

H - Large, high value home, normally on large lot. Typically 3500 to 11,000 sq ft. Market value of structure more than \$200,000.

M - Moderate to high value and size home. Typically 2000-3500 sq ft in size, normally on larger lot. Newer homes may be on smaller lots and may exceed 3500 sq ft. Market value of structure between \$100,000 and \$200,000.

M/L - Moderate to lower value and size home. Typically 1000 to 2500 sq ft. May be on large or small lot. Market value of structure between \$50,000 and \$100,000.

L (Large lot) - Lower value structure generally because of both smaller size and age. Typical structure 800 sq ft to 2000 sq ft located on 1/2 or full acre. Age generally more than 20 years. Market value of structure \$10,000 to \$50,000.

L (Small lot) - Lower value structure generally because of smaller size and age. Age generally more than 20 years. Size between 600 sq ft and 2000 sq ft. Market value of structure \$10,000 to \$50,000.

S - Substandard structure of market value less than \$10,000 generally because of age and condition.

GENERAL PLAN WORKSHOP

Summary of the Comments Received at the March 13 Workshop

Land Use Element

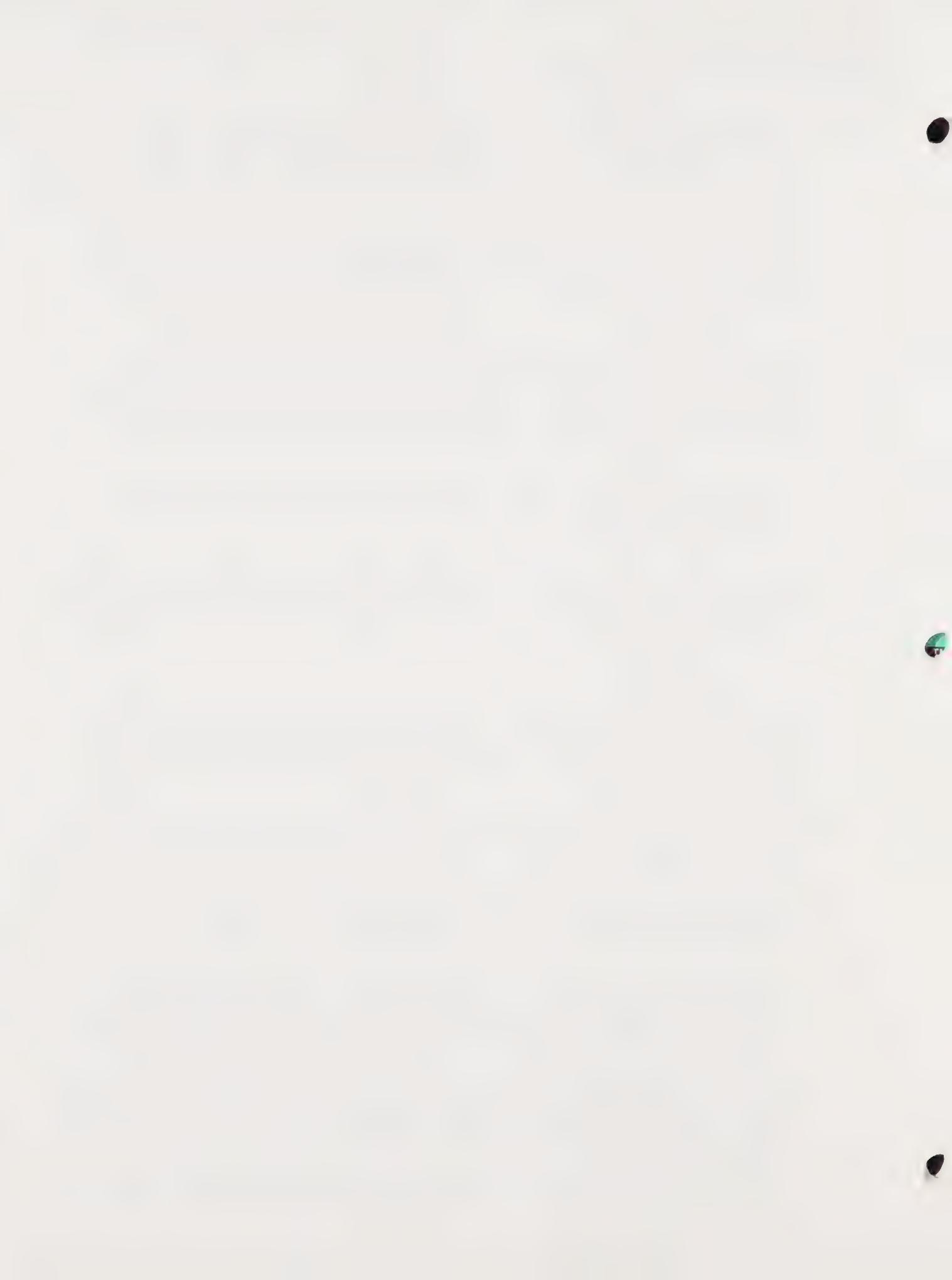
1. The two-to-four units per acre density is unrealistic in so far as providing affordable housing. Smaller and clustered units to provide housing for young families and seniors is an important objective.
2. Concern was expressed about higher density projects in so far as creation of increased traffic and noise impact. The question of higher density should consider project location. That is a project located on a thoroughfare would be viewed differently than a project located on a local street in an existing neighborhood.
3. There was complaint registered about the excess noise from motorcycles and hot-roding cars, stray dogs and kids playing on the streets.
4. A question was raised whether the building of condominiums actually achieved the objective of providing more affordable housing.
5. Several persons commented that the short-cut, thru traffic is a detriment to existing neighborhoods including Rose-Andrews and Daves-Via Caballero-Twin Creeks.
6. A comment was made that one of the City's original objectives was to provide ample open space amongst the homes and was therefore opposed to significantly higher densities particularly in the acre areas.
7. A suggestion was made to eliminate cluster provisions from the City's ordinances and possibly further reduce the density allowed in the acre zone.
8. A comment was made that the Presbyterian Retirement Complex at the end of Rose Avenue was an acceptable appearing and desirable project, where the Forbes Mill condominiums in Los Gatos were too dense. A comment was made that the in-fill development throughout the City should be made consistent with the surrounding neighborhoods.
9. A concern was expressed about establishing a precedent for multi-family dwellings if any one were allowed even with a use permit.
10. Several people commented that the R1-8 zone was great as is and should be maintained and enhanced.

Workshop Summary (Continued)

11. Several people felt that clustering as provided for in the existing ordinance within the R1-8 area was an acceptable idea so long as the project was done with proper amount of open space and aesthetic structures (as in the Presbyterian Complex).
12. People felt the proposed limits on house size to achieve neighborhood compatibility for structures were appropriate, however that in R1-8 zone might be too restrictive (only allowed 4000 sq ft).
13. The question was raised whether the City could apply any control on builder's profit, on occupancy of structures and on the price of individual structures. Several people commented that it was important to maintain diversity in the City in so far as young families and seniors as well as the more affluent citizens.
14. The question of the future of Daves Avenue School was raised and comment made if not enough kids live in the area it could be closed.
15. People felt the City should optimize control over adjacent lands (those currently in Los Gatos or in the County) in so far as they effect our neighborhoods (related to boundary adjustment question).

Circulation Element

1. Numerous residents spoke strongly for revising the City street system to eliminate the through traffic problems on such streets as Daves Ave/Twin Creeks/Via Caballero and Rose/Andrews.
2. Comments were made that the Rose/Andrews shortcut should not be diverted at Santa Cruz but should be, if needed, diverted at the Highway.
3. Comments were made that a solution eliminating shortcut traffic by using a one-way street pattern should be investigated.
4. There was agreement by most people in the audience that no new through open public street should be established, but that gated fire roads were acceptable and in fact desirable.
5. Most people agreed that a traffic signal was desirable at Quito and Highway 9, whether or not our internal collectors were changed. The question of signals at other intersecting streets such as Daves Ave/Winchester, Ridgecrest/Highway 9 should be evaluated.
6. Numerous improvements to Highway 9 were suggested including the following:
 - a. Improvement to the island at Ridgecrest, and possibly a traffic signal.



Workshop Summary (Continued)

- b. Four lanes along Highway 9 through Monte Sereno into Los Gatos are needed.
- c. Alternating lane-control to provide two lanes in the heavy traffic direction during peak traffic hours (such as is used on the Golden Gate Bridge).
- d. The question was raised whether or not these improvements would actually help Monte Sereno so long as the bottle-neck remained at Santa Cruz Avenue. Origin destination studies should be performed as part of deciding what to do with the City's interior collector streets. Affected residents should be surveyed directly as to their desire for collectors. Comment was made supporting the idea of cul-de-sacking certain local streets such as Palos Verdes to provide only one access as a way to reduce joy-riding traffic and to improve crime prevention.

7. Numerous people spoke in favor of making improvements for pedestrian and bicycle facilities throughout the City if sufficient support exists by local residents. Such streets as Highway 9 and Daves Avenue and El Rancho were suggested for such facilities.
8. There was unanimous agreement that the City should do whatever it can to see Highway 85 corridor developed.

Housing Element

1. A comment was made opposing the idea of allowing kitchens in guest houses in fear that they might become rentals to problem people.
2. Several others spoke in favor of allowing kitchens in guest houses controlled by a use permit for non-rental uses, such as parents and older children. While enforcement is an acknowledged problem, that enforcement problem already exists.
3. The consensus appeared to be that kitchens in guest houses should be allowed but that rental should be prohibited and that an annual certification by the owner of the main house should be made to assure code conformance.

Open Space Conservation Element

1. The conservation zone concept with its objectives was acceptable.
2. Based on the likelihood of geologic and slope problems in areas with slopes of more than 40%, the proposed restriction against development on such slopes was acceptable.

Workshop Summary (Continued)

J) Safety and Seismic Safety Element

1. Current service provided by the Sheriff was acceptable.
2. Architectural control of hillside development is appropriate to mitigate hazards.

Noise Element

1. Several people spoke about the problem of noise from Highway 9.
2. A suggestion was made to limit the size of trucks on local streets.
3. It was felt that sound walls should be allowed along the Highway so long as they were not too close to the road.

Public Facilities and Services Element

1. There was support for additional taxation if needed for specific activities by the City, but any such proposals should be well explained to the citizens.
2. The City should consider abandonment of dead-end and cul-de-sac streets that service less than 15 households as an alternative to continued public maintenance and increased taxes for maintenance.

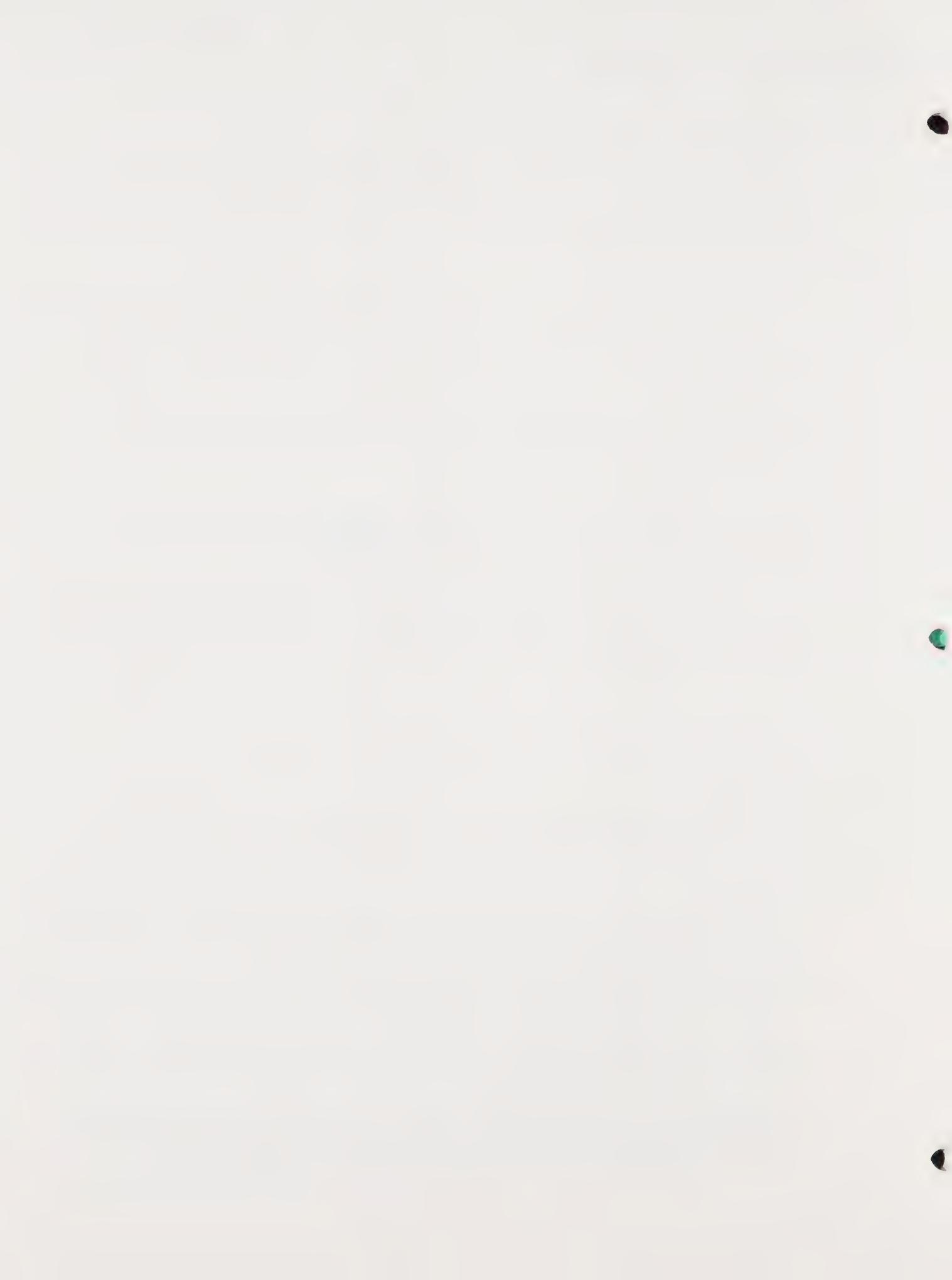
SUMMARY OF COMMENTS RECEIVED AT THE MARCH 23 WORKSHOP

Goals Statement

A question was raised whether it was appropriate to have as a goal the achievement of other goals (see Goal # 2).

Land Use Element

1. There was broad support for the plan's emphasis on maintaining existing zoning and existing neighborhoods.
2. There was concern about the subjectivity provided to the City Council in cluster subdivisions.
3. There was support for cluster subdivisions on smaller sized and more affordable units.
4. A suggestion was made that there be an additional feature in the ordinance to allow a somewhat larger home to be built on an oversized parcel within one of the zones.



Workshop Summary (Continued)

Circulation Element

1. A number of people who live on existing thoroughfares objected to the idea of altering collectors to deter through traffic.
2. There was support expressed for establishment of bike routes.
3. Possible use of rumble strips on Daves Avenue was suggested to slow traffic. Noise problem with strips was acknowledged.
4. A suggestion was made that the City needed more through streets in order to provide more routes for traffic to get through the City and to allow inter-neighborhood travel.
5. The City should establish a priority list for projects to provide for pedestrians and bikes.
6. It was suggested that the City pursue projects, pedestrian/bike, that had neighborhood support and look for solutions that would be satisfactory to the majority of citizens.
7. There was support for benefit assessment funding for pedestrian facilities that benefited particular neighborhoods.
8. The transition of Highway 9 to 2 lanes just east of Ridgecrest was seen to be a problem by some. A suggestion was that the transition should take place somewhere further away from the Ridgecrest intersection. Several people spoke to the need to find ways to improve the efficiency and safety of Highway 9.
9. A point was made that circulation relates to neighborhood crime problems, and that open circulation makes crime easier. There was an expression of need for neighborhood crime watch programs to help combat that problem.

Housing Element

1. The idea of guest houses with kitchens was acceptable but rental should not be allowed. Use of such units should not be restricted to just seniors, and should also be available to young families or unmarried children.

Safety and Seismic Safety Element

1. The special purpose roof area should be established only where it is needed, not necessarily where its enforcement is made easiest.

Scenic Highway Element

1. Sound walls should be permitted along the highway but they should be subject to City Council review.
2. A comment was made that the setback requirement for walls is actually equivalent to a greater dedication of right-of-way and is therefore unfair.



3. There was an agreed need to have landscaping between the pavement and any sound walls. The height of any such walls should be limited to not more than 8 feet.
4. The City's existing front yard fence regulations should take into consideration the location of specific lots and where appropriate, deviation from that requirement be allowed.
5. The idea of having Quito Road corridor specially designated as a scenic corridor and architectural control on development was viewed as a good idea.

Noise Element

1. Several people commented that motorcycle noise was a problem and enforcement should be applied. It was also felt that increased speed enforcement would help noise problem.
2. As a method of handling neighborhood noise problems, it was suggested that the City should investigate whether the County Conciliation Service still provides mediations services.

Public Services and Facilities Element

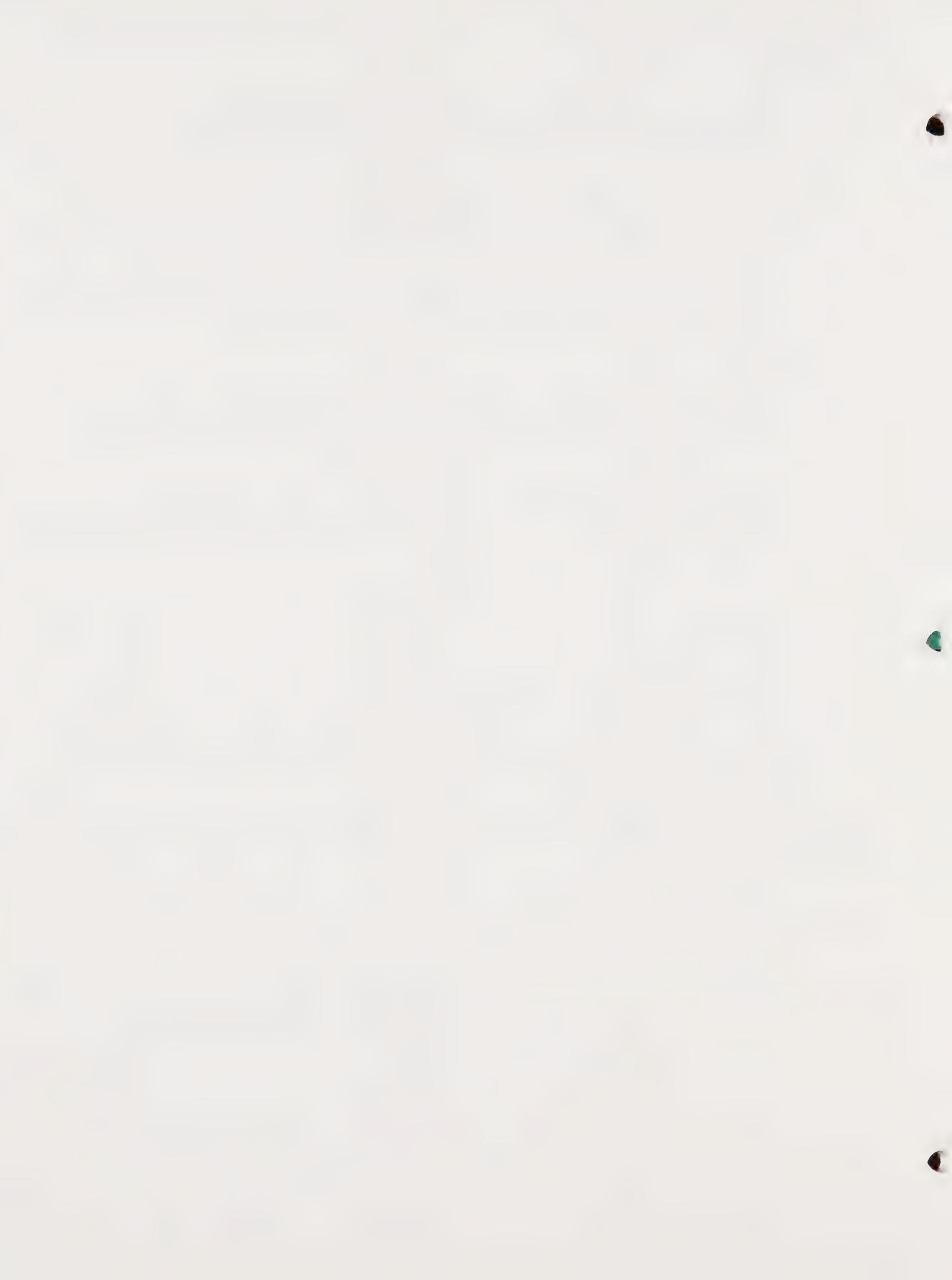
1. There was agreement to continue the existing level of police services.
2. The idea of benefit assessment for special services and facilities seemed appropriate.
3. There was questions raised whether the City should continue to provide the post office since very few of its citizens benefit from its operation.

This completes the summary of the comments received at the two City workshops. Actual notes and tape recordings of the session are available.

April 20, 1982



Donald C. Wimberly
City Engineer/Administrator



CITY OF MONTE SERENO
GENERAL PLAN WORKSHOPS

OBJECTIVE: To obtain input from citizens and organizations concerning the City now and in the future. Input may be in the form of suggestions, questions, complaints or requests.

PURPOSE: The City has a General Plan that establishes the City's policies concerning land use, circulation, housing, open space, conservation of resources, safety, seismic safety, the scenic highway and noise. The City's current plan was adopted in 1972 and is now due for updating.

State law requires the City to have a general plan and in some measure what it is to address.

The first step in updating the General Plan occurred in 1979-80 when the City Council appointed a citizen's committee to review the City's policies. That committee prepared a report in June 1980.

The next step was to gather relevant data. This was done in the summer and fall of 1981. A report summarizing that data was completed in October 1981.

Next, based on the Citizens Committee report, City Council direction, data collected and comments received from citizens, a draft general plan document was prepared.

This draft which has been provided before the workshop is only to serve as a working tool. Its format is based on State requirements and the way most cities do their plans.

HOW WILL THIS WORKSHOP WORK: The attached flow chart shows the evolution of the 1982 general plan showing how the workshops fit in. The information received at these workshops will be summarized and made an appendix to the plan.

City staff will moderate the workshop session. Each session's agenda will be generally as shown on the attached.

WORKSHOP AGENDA

- 1) Introductions
- 2) Discussion of the Process
- 3) General Questions and Answers
- 4) Element-by-Element Comments
- 5) Final General Discussion
- 6) Individual Inquiries with Staff

These sessions will be recorded. Please sign the attendance rosters and give your name and address each time you begin speaking.

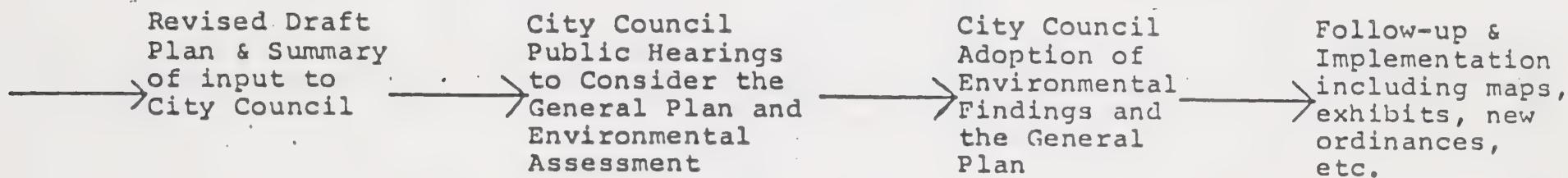
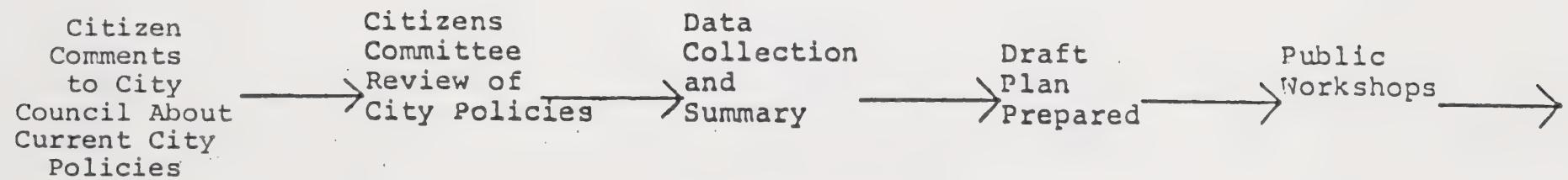
FINAL NOTE: It is important to understand this workshop is only to give input, not to debate issues at length. We want to get as much input as possible; all views of all issues.

To avoid unnecessary repetition, the moderator will ask how many people agree/disagree with each identified point made.

IF YOU WANT TO PURSUE AN ISSUE, TO ARGUE FOR OR AGAINST IT, YOU SHOULD PLAN TO ATTEND THE NOTICED PUBLIC HEARING THAT WILL BE HELD.



EVOLUTION OF 1982 MONTE SERENO GENERAL PLAN





Post Card Sent to Each

Resident in Monte Sereno

April 1982

MONTE SERENO GENERAL PLAN WORKSHOPS

The City of Monte Sereno is holding General Plan review workshops on two dates shown below. These workshops are to give you an opportunity to express your concerns and desires for the City's future including roads, taxes and land uses.

Draft policy statements have been prepared based on input already received from the Citizens Committee and various residents. The drafts are available in advance by contacting the City office at 354-7635 or by stopping in between 9am and 5pm.

Please plan to come to at least one session to let your views be known. City staff will moderate and at least one councilmember will be present.

DATES: (1) Sat. Mar. 13, 10am to 3pm
(2) Tues. Mar. 23, 8pm to 11pm

PLACE: Red Cross Community Center
18011 Saratoga-Los Gatos Road

Police Activity Summary

Monte Sereno's police services are provided by the County Sheriff's Department on a contract basis. Response by the Sheriff to calls are reportedly good to excellent. With 600 to 700 hours of patrol and traffic enforcement per year, service can be characterized as minimum. Reported crimes for 1980-81 are summarized as follows:

Total reported incidents -	1864
Serious crimes against persons -	16
Crimes against property -	110
Non-serious crimes -	196
Traffic related incidents -	388
Burglar alarms without evidence of crimes -	326
Miscellaneous incidents/calls for service -	828

By way of comparison the following population/police expenditure data for other communities is presented.

POLICE SERVICES

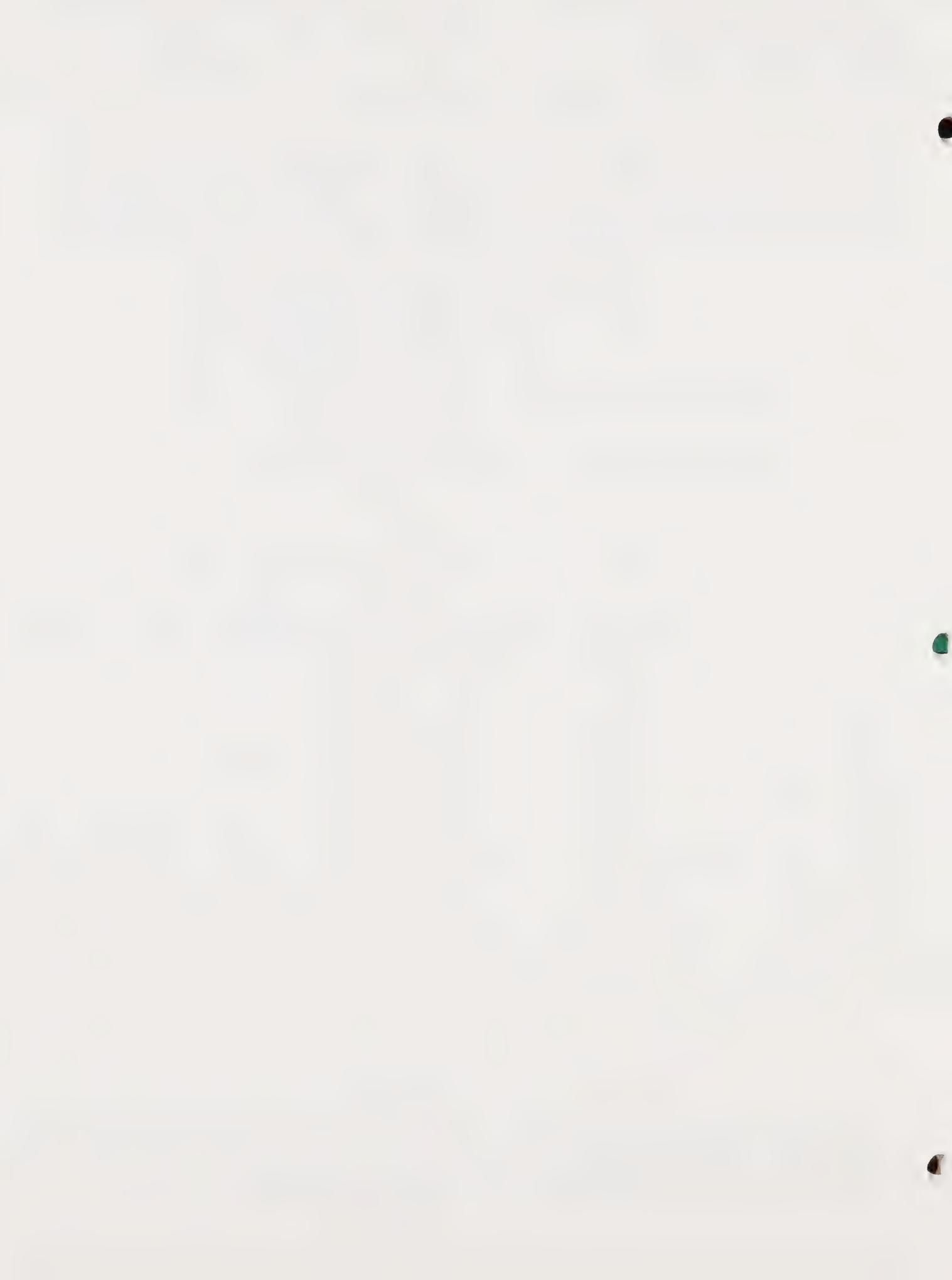
City	Population		Police Budget		Sworn Police Staff	
	Persons (1000)	Hshlds (1000)	Total \$X 1000	Hshld	Number	per 1000 Hshlds
Monte Sereno (1)	3.46	1,156	85.0	\$ 74	1.5 (3)	1.3
Los Gatos (2)	28.2	10,700	1,886.2	176	38	3.55
Campbell (2)	29.6	11,601	2,800.0	241	39	3.36
Saratoga (1)	30.0	9,447	800.0	85	12 (3)	1.27
Los Altos Hills (1) (4)	7.5	2,420	223.5	92	5 (3)	2.07
Belvedere (2)	2.4	950	225.2	237	6	6.32
Atherton (2)	8.0	2,400	1,090	454	19	7.92
Menlo Park (2)	26.0	10,000	2,000	200	37	3.7

(1) Contract with County Sheriff

(2) Own department

(3) Estimate of personnel equivalent

(4) Private Patrol in addition to Sheriff not included





CITY OF MONTE SERENO

18041 BARATOGA-LOS GATOS ROAD
MONTE SERENO, CALIFORNIA 95030

Office of City Engineer/Administrator

March 25, 1982

Association of Bay Area Governments
Hotel Claremont
Berkeley, CA 94705

Re: Regional Housing Shares

Enclosed you will find a copy of Resolution 753, adopted by the Monte Sereno City Council March 16, 1982. This Resolution revises the ABAG determination of Monte Sereno's share of the regional housing needs as contained in the December 1981 "Housing Needs Report, San Francisco Bay Area".

Also included are three attachments referenced in the Resolution: 1) Summary Housing Needs Analysis, March 16, 1982; 2) Land Use Inventory, July 1981; and 3) Basic Data and Background Report, October 1981.

Very truly yours,

Donald C. Wimberly
City Engineer/Administrator

Enclosures

DCW/rp

RESOLUTION NO. 753

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTE SERENO ADOPTING A REVISION TO THE ABAG HOUSING NEEDS REPORT, SAN FRANCISCO BAY AREA, DECEMBER 8, 1981

WHEREAS, the Association of Bay Area Governments (hereinafter known as ABAG) is performing functions as a council of governments for the San Francisco Bay Area; and

WHEREAS, ABAG's staff has prepared and circulated for public review and comment a draft Housing Needs Report dated December, 1981; and

WHEREAS, the City Council of the City of Monte Sereno has taken into consideration regional housing needs, market demand, employment opportunities, availability of sites and public facilities, commuting patterns and the environmental setting of the City; and

WHEREAS, the City of Monte Sereno was incorporated May 14, 1957 with the purpose of preserving the natural and rural residential environments and minimizing the size and cost of local government; and

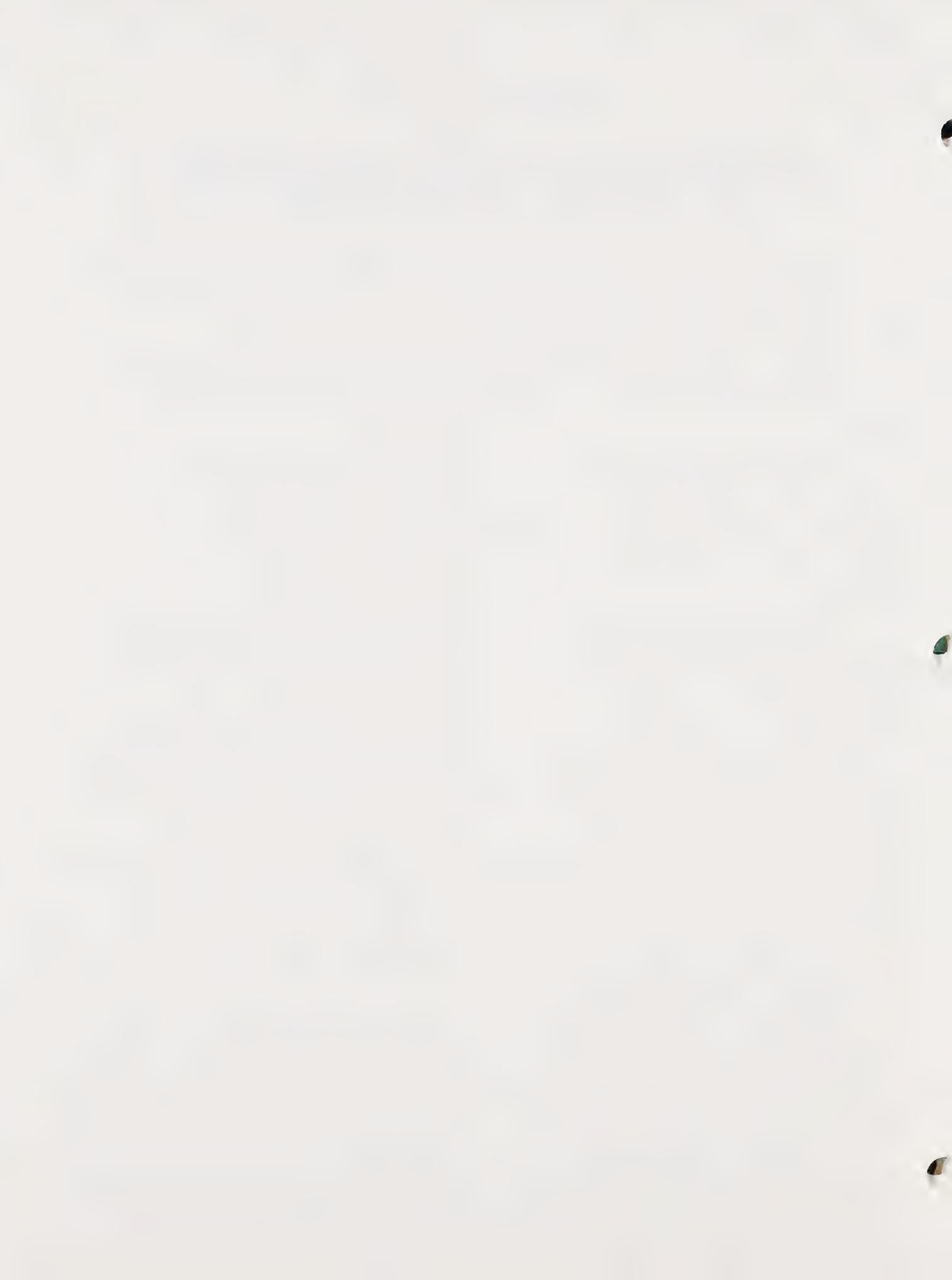
WHEREAS, the General Plans of the City of Monte Sereno, dated 1958, 1963, and 1972, considered and adopted by due process, each confirmed the City's original goals of environmental preservation and minimum service; and

WHEREAS, the public infrastructure, including local government resources, roads, sewer capacity, transportation and water are severely restrained or non-existent; and

WHEREAS, the City of Monte Sereno has no commercial or industrial properties; and

WHEREAS, the City Council of the City of Monte Sereno acknowledges the regional problem of jobs/housing imbalance, has been and remains committed to facilitating housing for all economic segments of the area; and

WHEREAS, as of July, 1981, the City of Monte Sereno conducted a land use inventory that showed the City to be developed to 91% of its holding capacity, having built 1,156 housing units with the ultimate capacity being 1,274 housing units; and



WHEREAS, the remaining undeveloped parcels in Monte Sereno are either small parcels within developed neighborhoods or are hillside properties of environmental significance and high potential for hazard from fire and geology; and

WHEREAS, the undeveloped lands in Monte Sereno's sphere of influence are mountainous, forested lands not suitable for urban development; and

WHEREAS, 31% of Monte Sereno's housing units are valued as lower cost units and should be preserved and enhanced; and

WHEREAS, the City of Monte Sereno desires to revise the ABAG Report's proposal for the City's regional housing need based on available data and accepted planning methodology,

NOW, THEREFORE, BE IT RESOLVED that the City of Monte Sereno hereby revises its share of the regional housing need from that contained in the "Housing Needs Report for the San Francisco Bay Area" published by ABAG in December 1981 to that shown in Exhibit "A" entitled "Summary Housing Needs Analysis" dated March 16, 1982.

BE IT FURTHER RESOLVED that this revision is made effective as of March 31, 1982.

BE IT FURTHER RESOLVED that the revision and the data and methodology used to support this revision is included in the attached Report.

BE IT FURTHER RESOLVED that the ABAG Executive Board is requested to act on such revision in accordance with the requirements of Section 65584 of the Government Code of the State of California.

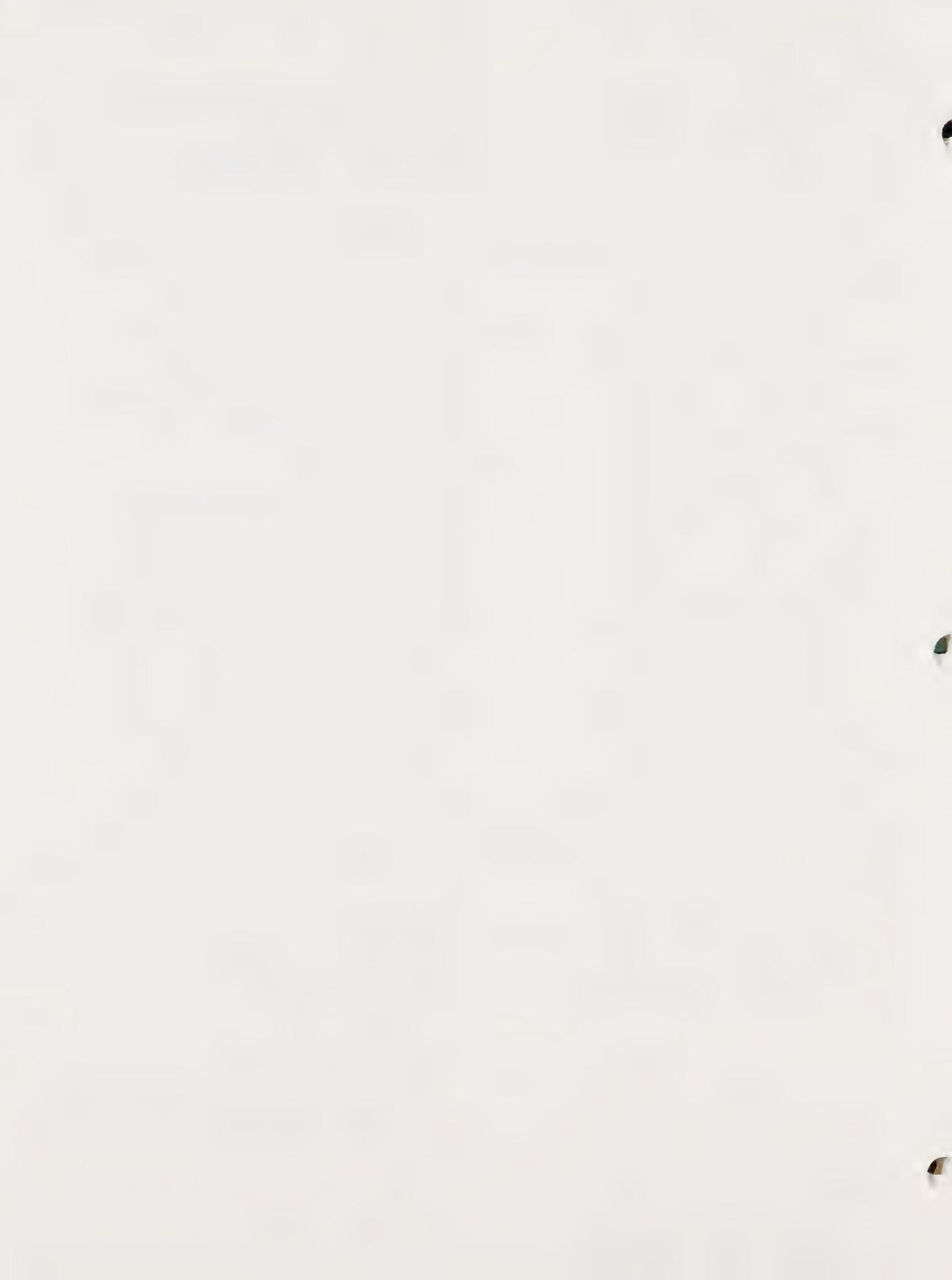
BE IT FURTHER RESOLVED that a copy of this Resolution and attached Report be transmitted to the Executive Director of ABAG.

REGULARLY passed and adopted this 16th day of March 1982.

By Barbara J. Newbler
Mayor

ATTEST:

Fay Fuerstede
City Clerk



SUMMARY
HOUSING NEEDS ANALYSIS

Problem Identification:

- 1) Excess jobs relative to supply of housing.
- 2) High cost of development.
- 3) High mortgage rates.

Problem Solutions Available to Monte Sereno:

- 1) Provide the maximum number of housing units possible consistent with responsible environmental protection, General Plan objectives, infrastructure limits and protection of existing neighborhoods.
- 2) The City should avoid actions which add unnecessarily to the cost of housing projects. Most important is to avoid undue delays. Secondly, improvement requirements shall be minimized consistent with public health, safety and welfare.

Methodology of Needs Analysis:

- 1) Regional economic and housing supply conditions have been established by others.
- 2) The availability of infrastructure was established by physical and literature review accomplished in October 1981 (See "Basic Data and Background Report" for the Monte Sereno General Plan).
- 3) Local land use inventory was accomplished in July 1981 using a combination of published data (1980 Census, County Sanitation District 4 Land Use Analysis and Santa Clara County Assessment Roles) and a physical inventory. Results are shown on the attached land use inventory.

Findings and Conclusions:

- 1) Monte Sereno, by providing 1156 housing units in 1980, without creating any jobs, has made a maximum contribution to the job/housing imbalance problem. This then is deemed to be Monte Sereno's share of the Regional Housing Supply in 1980.
- 2) Monte Sereno has few sites and limited infrastructure. This limits its ability to contribute further to the provision of housing. Caution must be exercised to avoid jeopardizing valuable environmental assets and the integrity of established neighborhoods. The following actions should be undertaken:
 - a) Facilitate all future infill development to the City's holding capacity. The private economy permitting, this is anticipated to occur at the rate of 10 new units per year for the next 12 years. Private land use decisions may affect this estimate.

- b) Continue to minimize local government so as to minimize the cost of home ownership in the City.
- 3) Monte Sereno's ultimate housing supply is deemed to be 1274 units. At least thirty percent of the future housing units are to be moderate cost as defined by the City's Land Use Inventory and Analysis dated July 1981.

PESTARINO, WINNINGHAM, MENARD, TENENBAUM, RAMSEY & HALSETH

ATTORNEYS AT LAW

ANGELO T. PESTARINO
FORREST G. WINNINGHAM
LAWRENCE A. MENARD
DONALD A. TENENBAUM
LARRY A. RAMSEY
KERRY A. HALSETH

AREA CODE 408
TELEPHONE 295-2522

777 NORTH FIRST STREET - SUITE 333
SAN JOSE, CALIFORNIA 95112

June 6th, 1980

TO: All Members of the Monte Sereno
Citizens Committee

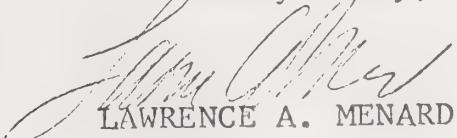
FROM: Lawrence A. Menard,
Chairman

Please find enclosed a copy of the proposed Final Report
which I believe accurately represents the items we finally ap-
proved.

The original of this document will be submitted by me to
the City Council, through its Mayor, five (5) days from the date
of this letter unless I hear some strenuous opposition from a
majority of the Committee.

Thanks to all of you for your help in this matter.

Yours very truly,

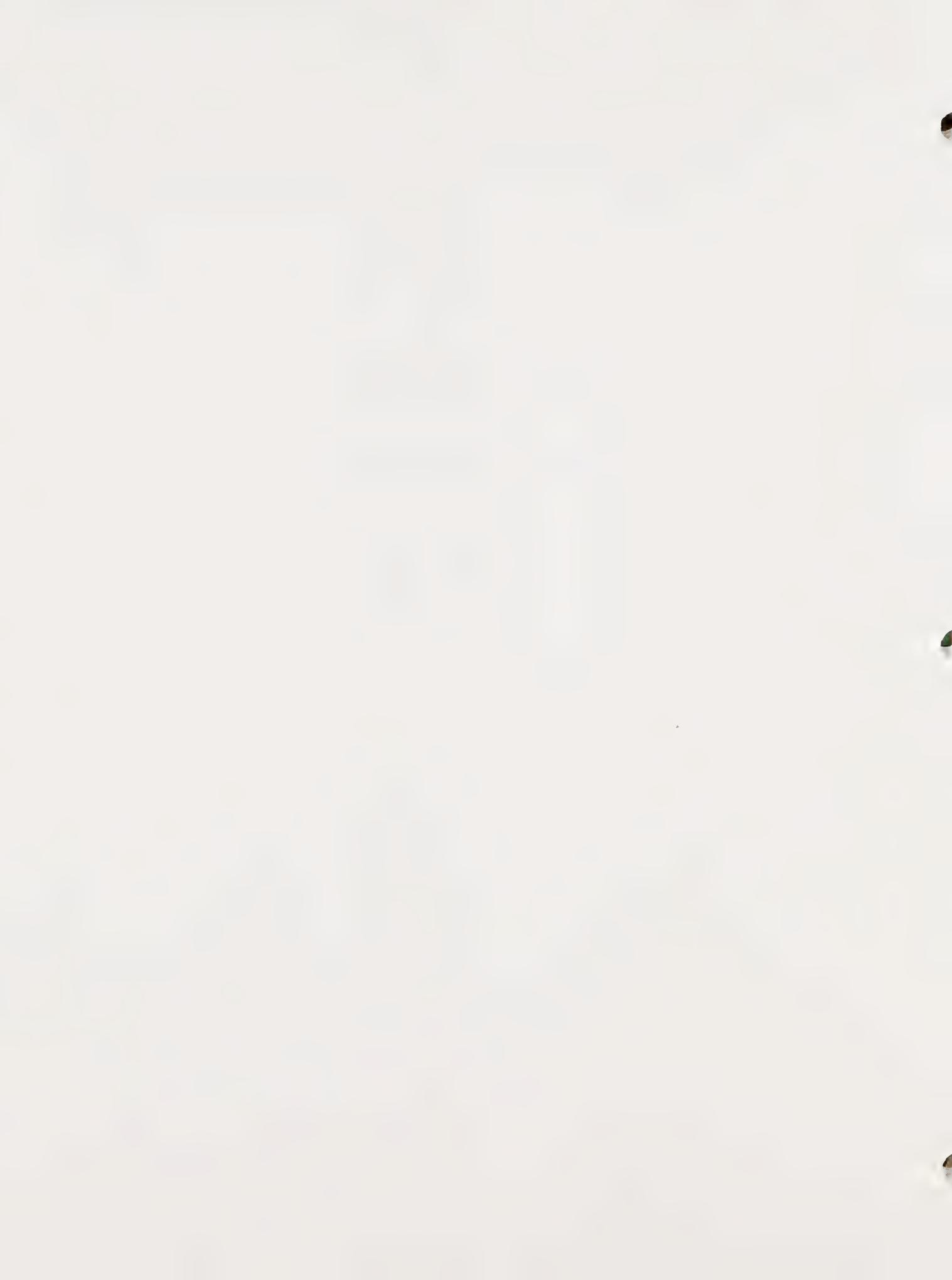


LAWRENCE A. MENARD

jm

REPORT AND RECOMMENDATIONS
OF THE
MONTE SERENO CITIZENS' COMMITTEE

June 2nd, 1980



The MONTE SERENO CITIZENS' COMMITTEE reports and recommends to the MONTE SERENO CITY COUNCIL as follows:

I

CONTINUE CITY GOVERNMENT

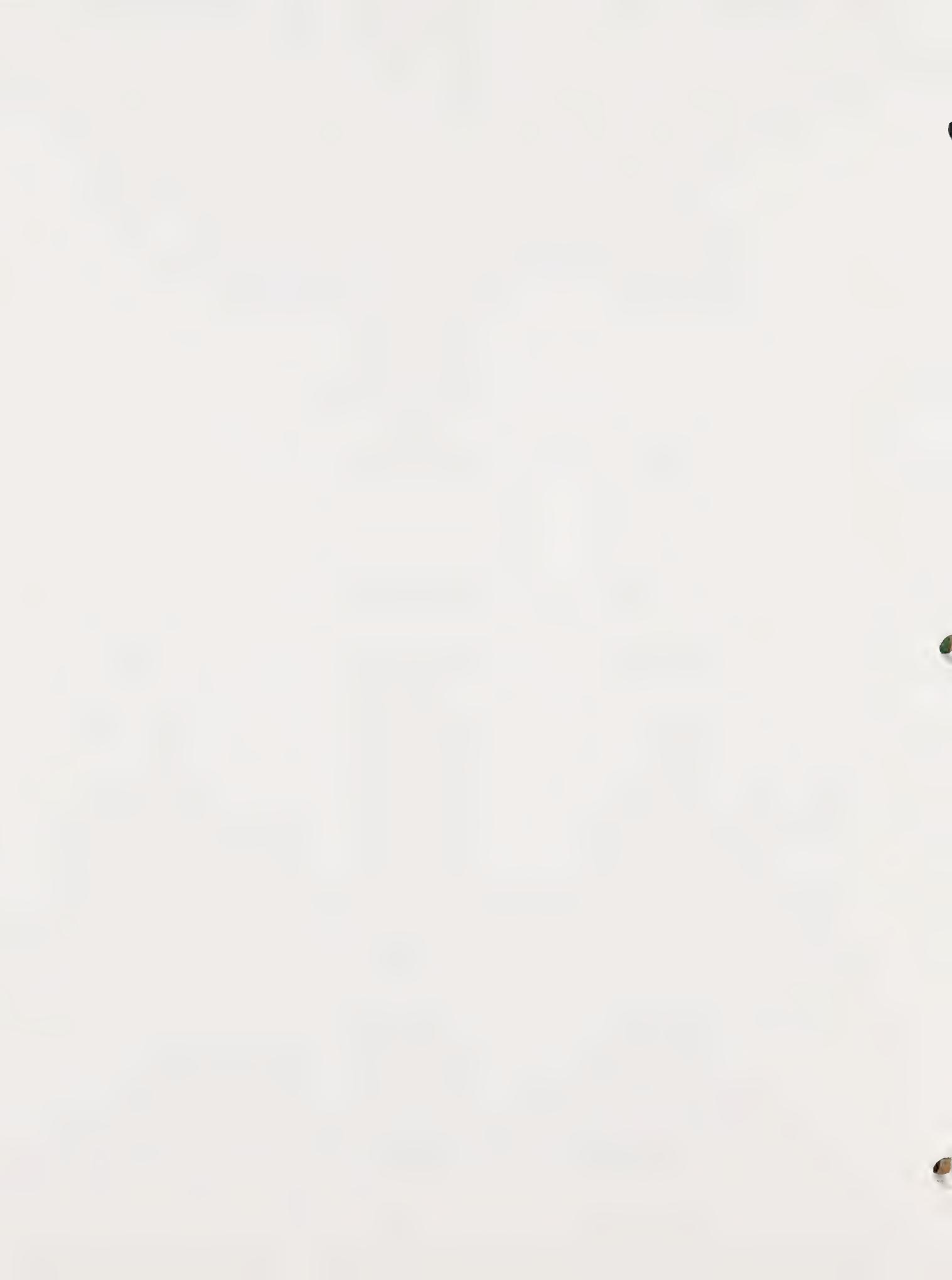
The City of Monte Sereno should continue as a separate City.

II

GENERAL PLAN & LAND USE ZONING

The CITIZENS' COMMITTEE recommends that; 1., The general plan of the City of Monte Sereno and Amendments thereto as of April 20th, 1976 should be confirmed as expressing the direction of development for future years; 2., Consistent with the General Plan, the City of Monte Sereno should continue its present land use zoning policy as expressed by present City ordinances. A provision should be made to permit the restoration or rebuilding of a damaged dwelling on a non-conforming property annexed to the City as part of its formation and presently not conforming to the General Plan.

Comments on Recommendation #1. Monte Sereno is a small City of homes in the Western Foothills of Santa Clara County. Its Citizens have established a fine Community of



Home-Owners and features natural scenic beauty, large, medium and small lots, single-family dwellings only, natural landscaped grounds and superb climate which promotes outdoor activities.

The Committee has reviewed the City's present General Plan as amended April 20th, 1976. It has reviewed and discussed numerous reports and memoranda of the League of California Cities, The Summary Report of the Santa Clara County Industry and Housing Management Task Force (November, 1979) and a number of Newspaper and other Articles dealing with Santa Clara County and its Cities with reference to future planning. At the request of the Committee, a Member of the County Planning Staff reviewed the County Housing Task Force Report on Density, Zoning, Transportation, Metropolitan Government and other points raised by the Committee.

The Committee is sympathetic with the desire of the County to solve the needs of matching job growth with adequate housing and to shorten travel distances to and from work. However, Monte Sereno should be considered as a single-planning unit because of its small area and population. It has little remaining undeveloped area and the completion of the remaining development will have an insignificant effect on the job-housing-transportation problem of Santa Clara County and the Cities within the County. Monte Sereno is not one of the Cities contributing to industrialization of the County.

The Committee does not believe that the imposition of a County-wide Land Use Planning and County collection and disbursement of local tax revenues through the use of a Limited Regional County type Government is either efficient or effective Government able to solve Planning and Growth problems of the Area. Rather, improved communication among the County Agencies and those of the various Cities to develop consensus plans for the future development of the Area would be more effective, in the opinion of the Committee.

Comment on Recommendation #2. In Committee discussion, consistency in the application of City Zoning practices was deemed to be the essence of importance for Monte Sereno. Deviations from the General Plan may expose the City to legal actions that far outweigh any momentary advantages that our particular variance might appear to offer. Thus, the consensus of the Committee is not to waiver from the General Plan with respect to Zoning practices.

The Committee did feel that property annexed to the City in its initial formation, not conforming to the General Plan, could, if damaged, be restored or rebuilt on its lot within its previous boundaries.

The Committee found no inconsistency between the City's General Plan and its land use zoning and consequently confirmed approval of the City Ordinances.

III

LEVEL OF SERVICES FOR MONTE SERENO

A. Post Office.

Monte Sereno should retain the Post Office as a service to its residents. The Committee feels the Post Office provides good Community relations and may help, in a small way, to reduce City operating costs. It was also considered important that retention of the Post Office permits residents to use the City name in their mailing address.

B. Police Protection.

The protection provided by the Sheriff's Office should remain at its current level. The Committee believes that longer contract periods should be explored for the future and that use of the City of Los Gatos Police Department for protection should not be excluded from future considerations.

C. Building, Engineering and Road Work.

The Committee feels that the City should terminate County Contract Services and, instead, contract with outside engineering and planning consultant firms for engineering and planning services as needed, including

any required map signatures, with users paying the consultant's fee for such services through the City.

D. Planning and Management.

Upon retirement or resignation in-house Engineering and Planning positions should be eliminated. The City should restrict remaining administrative positions to pure administrative work with all development inquiries referred to outside consultants.

E. Full-time or Part-time Employees.

The City should retain a Full-time City Manager and Clerk and should, on retainer, maintain a City Attorney.

IV

CITY FINANCES

The Committee spent much time reviewing the financing policies of the City. Proper management of City finances is required if the City is to maintain its existence as an independent entity.

In reviewing City finances, the Committee was greatly concerned about the 1979-80 budget, and the 1980-81 budget and trends that appear in those budgets. The City has a number of accounts, some restricted for particular purposes and one an unrestricted account. In each of the budgets reviewed, operating expenses for the City exceeded operating revenues requiring an invasion of the interest income generated by the unrestricted account. It appears that

expenses for required services, particularly police protection, have increased greatly over historic costs. At the same time, revenues, largely generated from other governmental agencies, have been remaining stable or even decreasing. The Committee believes that this trend is likely to continue. Other governmental agencies providing services to Monte Sereno are having their incomes reduced by tax revolt initiatives, and those entities will attempt to make up that short fall through additional charges to Monte Sereno. Tax revolt initiatives and certain changes in, for example, driving patterns of Californians, will reduce tax revenues to the City. Projecting these curves even for a relatively short period indicates that the City of Monte Sereno will soon be using principal from its contingency fund to balance its budget, and that shortly after that, the contingency fund will be exhausted. That result endangers the very existence of the City. The trend must be changed.

The Committee has adopted the following resolution:

This Committee recommends that the Council adopt as its policy in preparing unrestricted fund budgets for the City of Monte Sereno, the following:

To the extent possible, each budget should provide that operating revenues of the City be equal to or more than operating expenses. In the term operating revenues, interest income from contingency funds held by the City should be excluded.

Under no circumstances should a budget be adopted which would require the use of the principal of the unrestricted contingency funds held by the City. The Committee recognizes that this policy will not be easy to implement. It will require in the first instance a detailed analysis of the costs and expenses which are presently budgeted to be paid by the City. It will require a careful consideration of the numbers and qualifications of employees of the City. It will require an analysis of services provided by the City and determining whether such services can be provided without cost to the City, but rather by direct payment by persons using or requiring the services. If the Council is unable to devise a budget which does not invade the contingency fund, it may require that the Council be prepared to go to the voters for additional funds at some time in the future.

The policy recommended by the Committee is harsh. In the matter of invasion of principal of the unrestricted contingency fund it is absolute. It is the opinion of the Committee that a Council which adopted a budget which would require an invasion of that principal would owe a duty to explain its action to the voters. Such an invasion of principal would be a threat to the continued existence of the City.

The Committee also attempted to analyze the investment policies of the City. It was not successful in gaining sufficient information about investment policies and procedures to make any

detailed comments. The Committee recommends that the Council review the procedures and guidelines used by the administration in the investment and reinvestment of its contingency funds. The Council should assure itself that City funds are properly invested and promptly reinvested in safe, legal investments at high interest rates. The procedures should be such that the proper, safe investment of City funds will continue whether or not present personnel and advisers are employed by the City.

Respectively submitted,

MONTE SERENO CITIZENS' COMMITTEE

List of Special Resources

Adopted by Reference

ABAG Housing Shares Report, December 1981

Santa Clara County Heritage Resource Inventory

Santa Clara County Seismic Safety Element, 1976

Federal Flood Insurance Agency Flood Hazards Analysis, July 1978

Santa Clara County General Plan Noise Element, 1976

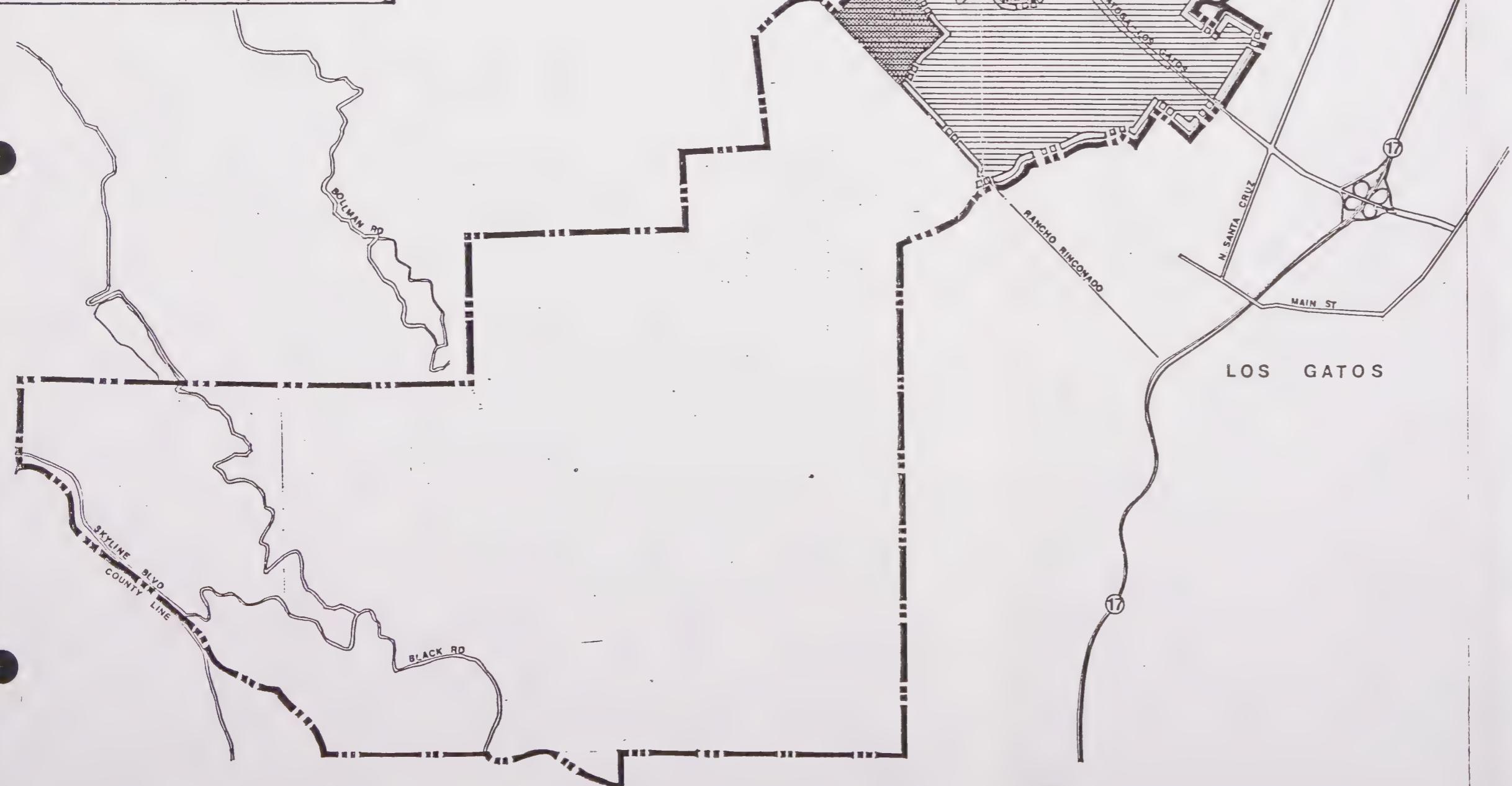
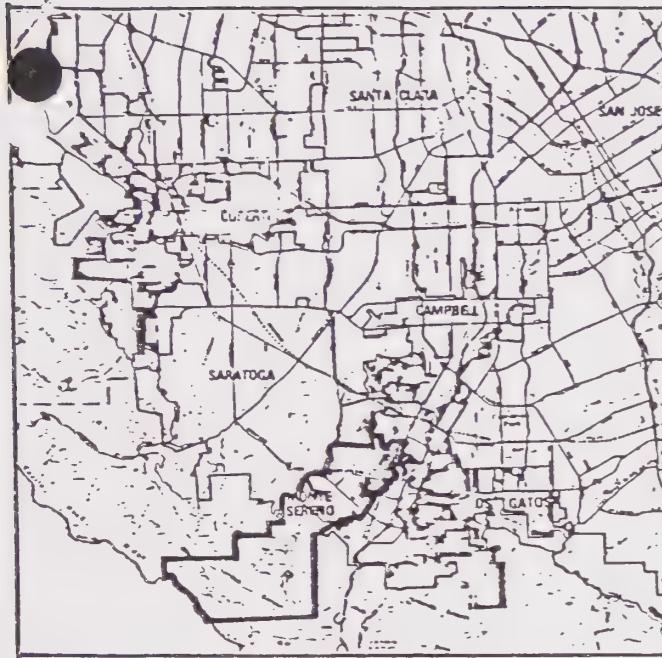
PART III

GENERAL PLAN MAPS

1982 General Plan

for the

City of Monte Sereno

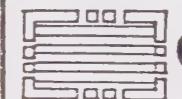


CITY OF MONTE SERENO

GENERAL PLAN

JUNE 1982

LEGEND

 City Limit

 Sphere of Influence

 Urban Service Area

SPHERE OF INFLUENCE

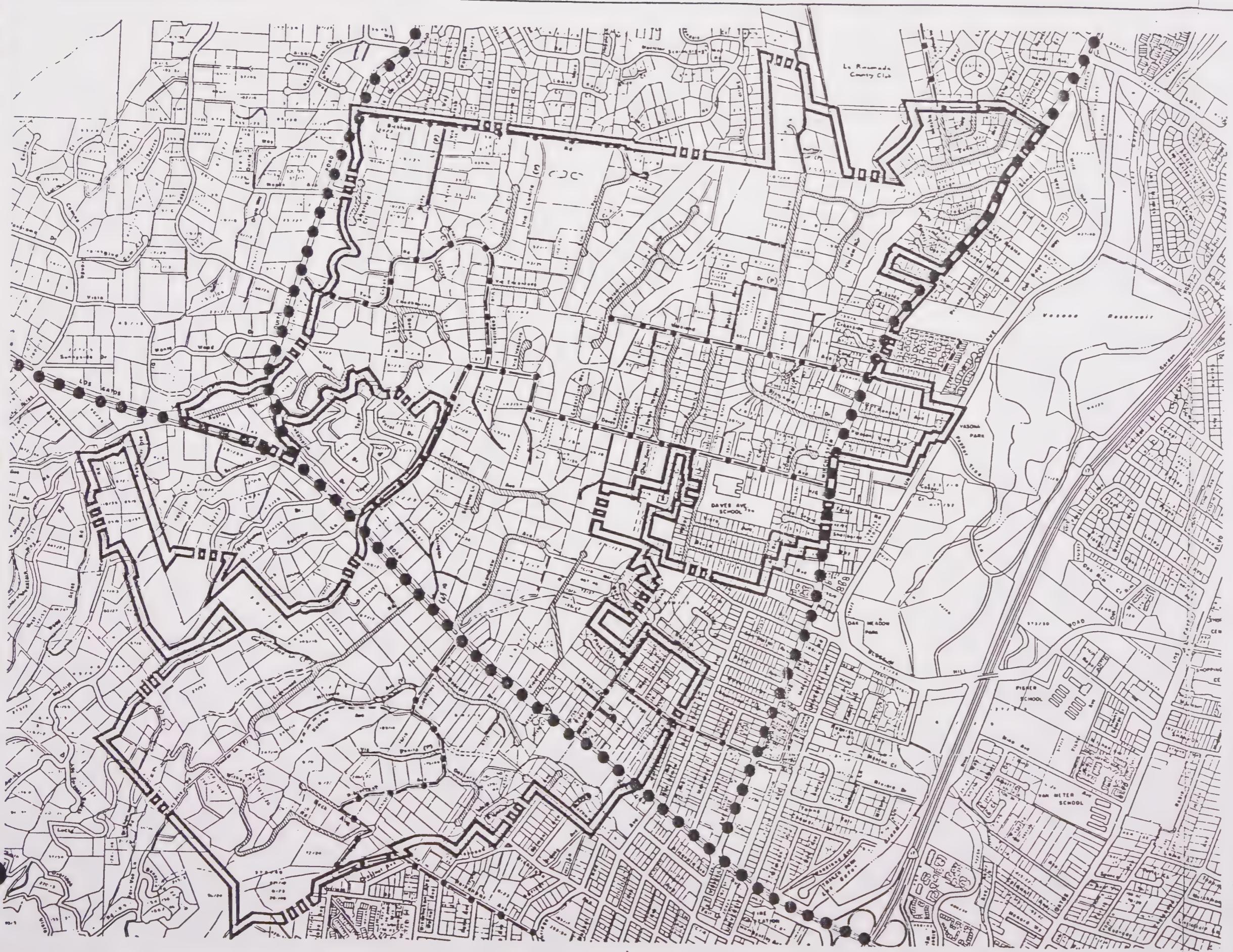


SCALE

1000 0 1000 2000

INFORMATION

DATE



CITY OF MONTE SERENO

GENERAL PLAN

JUNE 1982

LEGEND

- City Limit
- Thoroughfare
- Collector
- Local, Public
- Local, Private

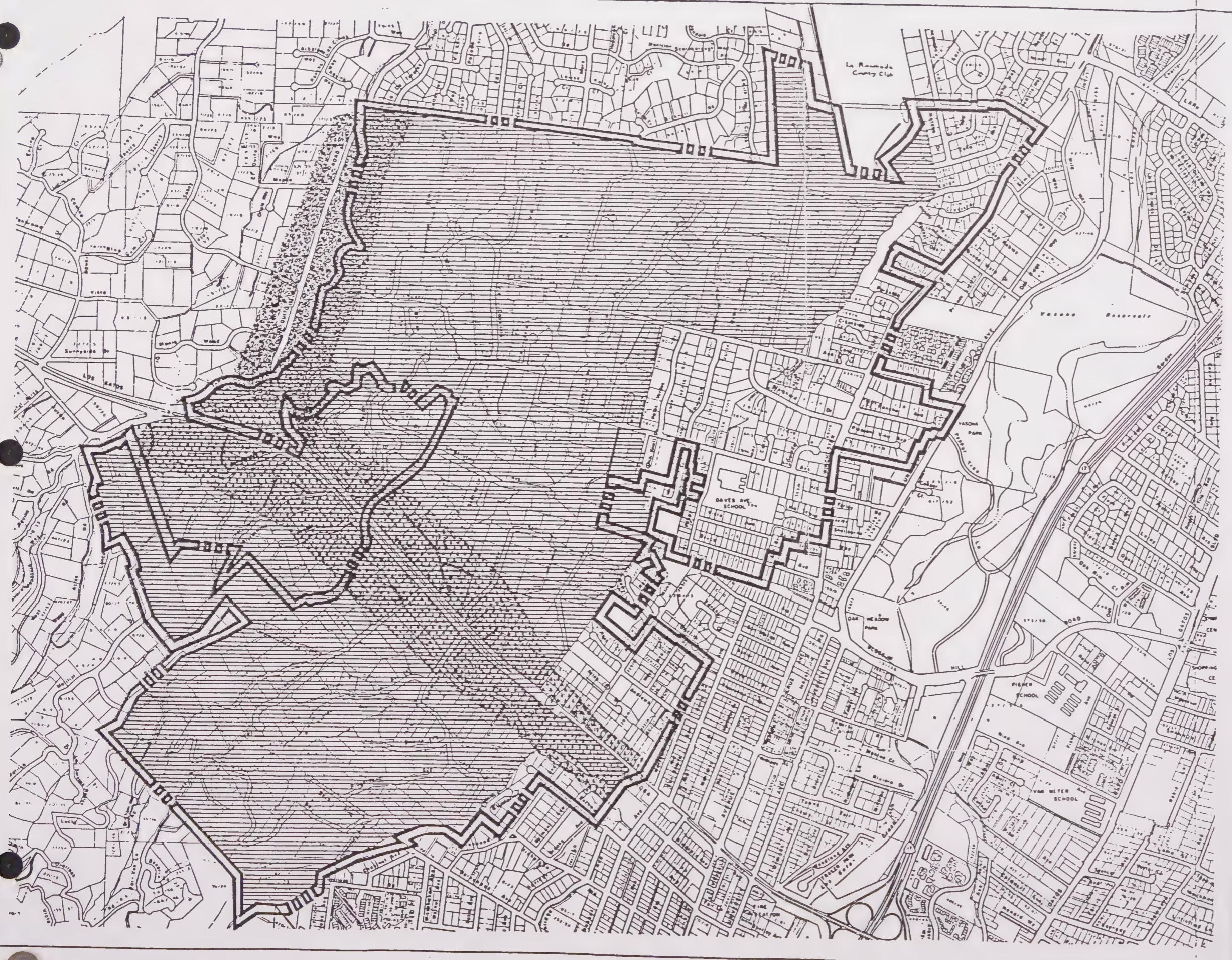
CIRCULATION MAP



SCALE
800 0 800 1000

INFORMATION

DATE



CITY OF MONTE SERENO

GENERAL PLAN

JUNE 1982

LEGEND

City Limit

Conservation Zone

Scenic Hwy. Control Zone

Quito Road Control Zone

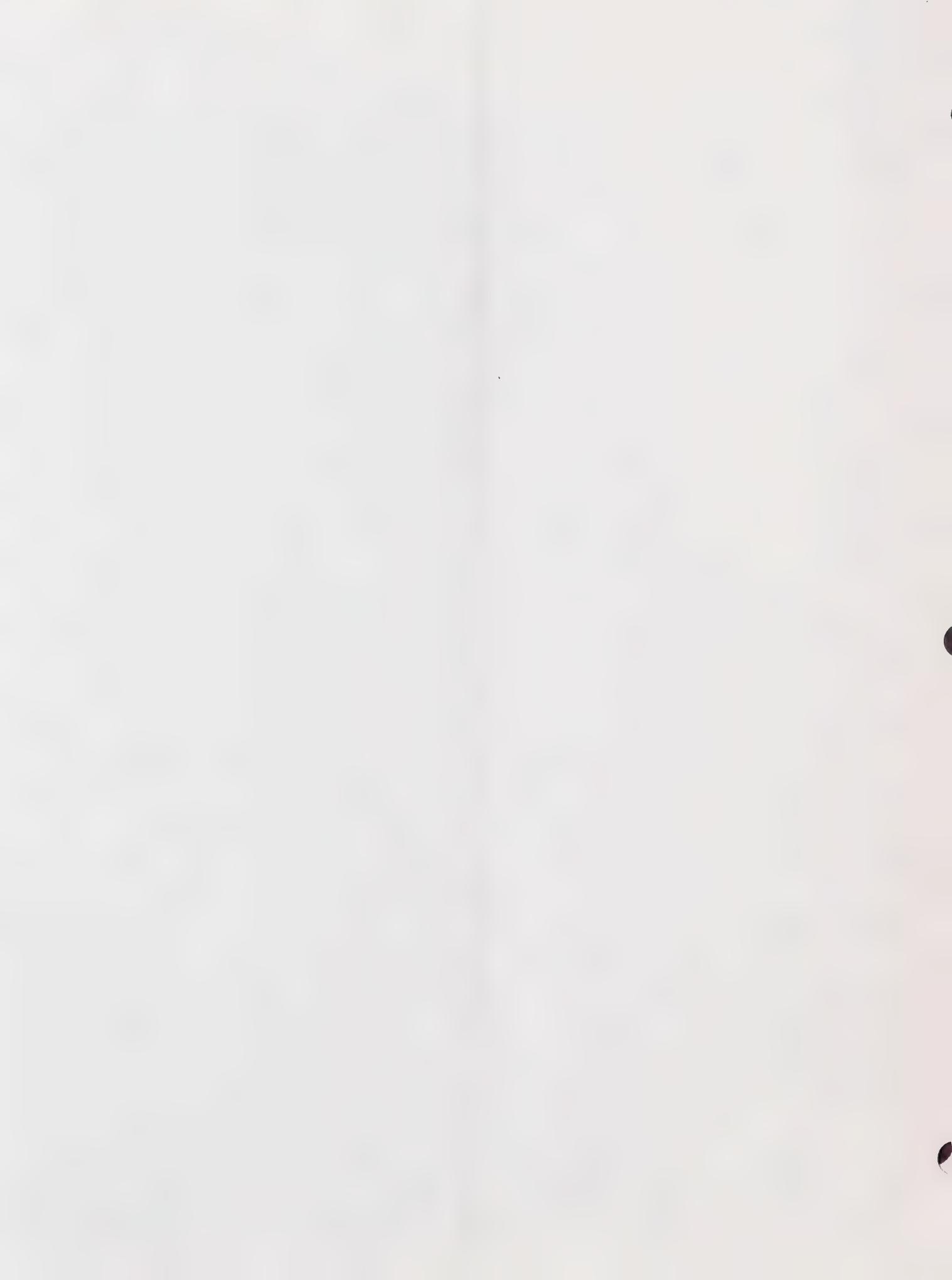
CONSERVATION ZONE AND
SCENIC HIGHWAY CORRIDORS



SCALE
0 500 1000

INFORMATION

DATE





CITY OF MONTE SERENO

GENERAL PLAN

JUNE 1982

LEGEND

Sub-dividable Parcel

indicates number of additional homes that may be developed

Existing Single Family

approved for one home but no existing structure

Existing Lot

no approval/no home provides one potential homesite

City Limit

DEVELOPMENT POTENTIAL MAP



SCALE

500 0 500 1000

INFORMATION

DATE





CITY OF MONTE SERENO

GENERAL PLAN

JUNE 1982

LEGEND

City Limit

Residential UNITS/ACRE

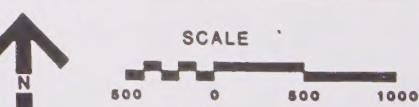
Low 0.1/AC

Medium 1.2/AC

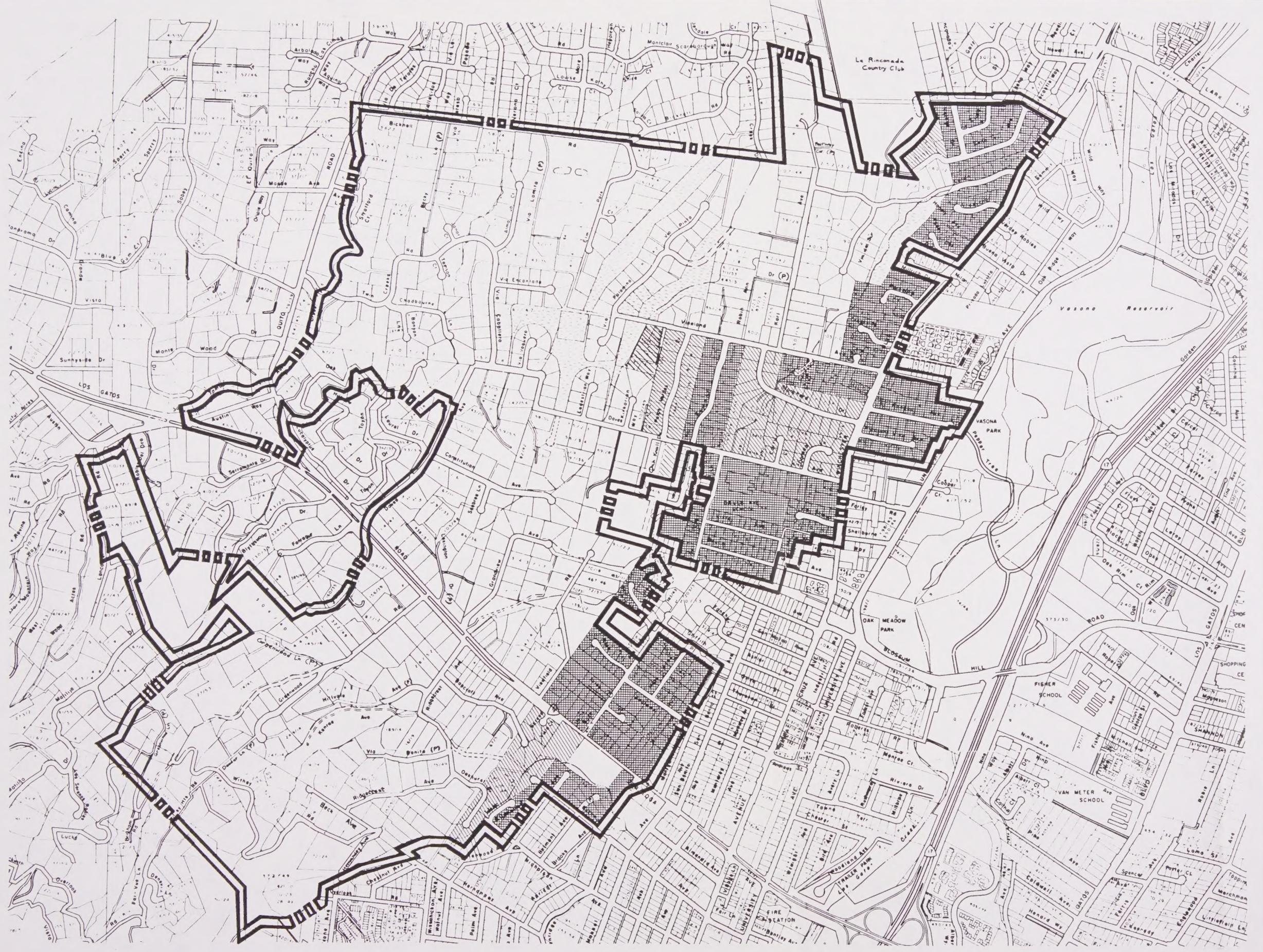
High 2.4/AC

Open Space

LAND USE MAP



INFORMATION	DATE





U.C. BERKELEY LIBRARIES



C124887682

ACCOPRESS®

25970	YELLOW
25971	BLACK
25972	LIGHT BLUE
25973	DARK BLUE
25974	LIGHT GRAY
25975	LIGHT GREEN
25976	DARK GREEN
25977	TANGERINE
25978	RED
25979	EXECUTIVE RED

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